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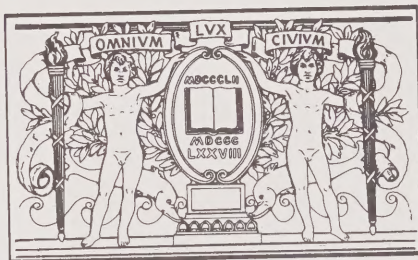
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POPULATION, LABOR FORCE AND HOUSING IN
BOSTON'S HARBORPARK NEIGHBORHOODS

A PROFILE

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DEMOGRAPHIC BACKGROUND INFORMATION FOR BOSTON

Between 1970 and 1980, the City lost 12 percent of its total population and 2 percent of its labor force, but the number of households stayed constant. The number of families declined and one- and two-person households replaced larger ones. In fact, Boston showed a 32 percent increase in its share of nonfamily households. The reasons for this are found in two of the major trends in Boston: 1) the shift in the distribution of age cohorts, and 2) the increase in the number of nonfamily households. Specifically, young adults have gained in number and children and older adults now make up a smaller proportion of the total. There are also nearly as many nonfamily as family households in the City. These developments are not unique to Boston; the decline in household size nationally is 13 percent (vs. 14 percent in Boston) and the 20-34 age cohort has swelled from 20 percent of the 1970 total nationally to 26 percent in 1980 (vs. 24 percent and 33 percent, respectively, in Boston).¹ The median age in Boston rose one year (to 29) between 1970 and 1980.

The shifts in household type spring from intertwining developments: 1) the baby-boom generation has reached maturity, naturally swelling the ranks of young adults, and 2) this cohort tends to postpone marriage and children, which partly explains the drop in the number of families vs. nonfamily households. Divorce is another important element in the just-mentioned phenomenon. On a separate track is the increased longevity of the aged and their ability--thanks to greater financial resources--to live outside institutions.

¹ Margaret C. O'Brien, The Changing Household Composition of Boston, Its Neighborhoods and Selected Minority Groups: 1970-1980, Nov. 1983.

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All of these demographic factors play a role nationally, but their impact is greater in Boston because of aspects of life in Boston that make it attractive to young people: universities, a growing service economy providing jobs, and the image of a youth-oriented City.

Household Change between 1970 and 1980

Between 1970 and 1980 the number of households in Boston rose .4 percent to 218,457, but only 53 percent of those were families (vs. 65 percent in 1970). Individuals living alone or with a nonrelative now make up 47 percent of the households in the City (vs. 35 percent in 1970). (See Table 1.)

Married couples with children have declined dramatically (35 percent) as a proportion of the city total and are now only 15 percent of Boston households, thanks to reduced fertility. The number of married couples dropped 28 percent and in 1980 comprised only a third of City households. Households headed by a woman with dependent children accounted for 10 percent of all Boston households in 1980, and for 38 percent of families with children under 18 (versus 23 percent in 1970).

By Race

By 1980, white families had declined by 31 percent, and 51 percent of white households were individuals living alone or with nonrelatives (compared to 37 percent of the total in 1970). One-third of black households in 1980 were nonfamily, compared to 25 percent in 1970, and black families also increased their number by 22 percent in this period. Nonfamily hispanic households tripled between 1970 and 1980, and families doubled in that period. Nearly two-thirds (64 percent) of

3

black households, and 72 percent of hispanic ones, are families compared to 49 percent of white households. The proportion of married couples is similar for the three groups: 37 percent of hispanic, 29 percent of black and 34 percent of white households. Only 15 percent of white households fell into the "other families" category, unlike blacks and hispanics (roughly a third for each). For these latter households, nearly 25 percent were headed by a woman with children below the age of 18. The comparable figure for whites is 5 percent.

Overview of Boston Housing

The housing issues to consider in the Harborpark communities are quickly named: affordability, supply and displacement. All stem originally from the economic revitalization of Boston, which has created more managerial than blue-collar jobs. The change in work force which this necessitates has inevitably affected the housing stock in Boston.

Boston lost 19,000 1-4 family dwellings in the 1960s. Despite that, the number of owner-occupied units rose by 8,000 (4 percent) during the 1970s because of the conversion of rental apartments and rooming houses into condominiums. A 4 percent net drop (2,000 units) in the number of rental units accompanied this increase in owned dwellings. Therefore, the changes in the inventory are reflected more in the composition and location of housing than in the number of dwelling units. Other factors affecting the stock are price, the forms of tenure and the characteristics and needs of the residents (see Tables 2 and 3).

The concerns of affordability and displacement are inseparable. During the period between 1977 and 1981, rents in Boston increased 48 percent (55 percent in nonsubsidized housing) but renters' incomes rose

only 35 percent (see Table 4). In 1977, 39 percent of private (i.e., nonsubsidized) renter households paid over 35 percent of their income on shelter, a proportion that rose to 44 percent in 1981.

In 1980, 40 percent of Boston renters paid 30 percent or more of their income on rent and a third paid at least 35 percent. Lower-income tenants carry a greater rent burden, as 66 percent of those earning less than \$10,000 in 1980 paid 30 percent or more of their earnings on shelter. Over half paid 35 percent, and one-quarter paid 50 percent or more.

Affordability is a serious problem for tenants who must move. Between 2 and 6 percent of available vacant apartments rent for under \$300/month, according to two surveys done by the Boston Globe and the Rental Housing Association (see Table 5). Fully 44 percent of renters, however, would need apartments in that price range in order to spend no more than 30 percent of their incomes on housing. In Boston overall about 30 or 35 percent of all renter households can afford the median rent (\$453-\$528) asked. Furthermore, a household with the median income searching for an apartment in Boston today would have to pay between 40 and 46 percent of its earnings on rent.

There is obviously a need for subsidized housing in Boston, and 18,000 units were built during the 1970s through Section 8 and MHFA programs. Although there are long waiting lists for subsidized apartments (64 percent of families and 30 percent of individuals in Boston are eligible), the prospects for new construction in this decade are dim because of changes in federal housing policy.

Table 1

COMPOSITION OF BOSTON HOUSEHOLDS: 1970 AND 1980

	1980		1970		1970-1980 Percent Change
	Percent	Number	Percent	Number	
All Occupied Households	100.0	218,457	100.0	217,622	0.4
Family	53.3	116,374	64.8	140,966	-17.4
Married Couple	33.6	73,333	46.9	102,147	-28.2
With Children under 18	15.4	33,622	23.7	51,487	-34.7
Other Family	19.9	43,401	17.8	38,819	11.8
Male Householder	3.5	7,633	3.2	6,906	10.5
With Children under 18	1.1	2,359	0.5	1,190	98.2
Female Householder	16.2	35,408	14.7	31,913	11.0
With Children under 18	10.2	22,368	7.4	16,196	38.1
Non-family	46.7	102,083	35.2	76,656	33.2
One Person	36.8	80,306	29.0	63,028	27.4
Male Householder	15.6	34,156	11.0	23,995	42.3
Female Householder	21.1	46,150	17.9	39,033	18.2
65 Years or More	10.6	23,203	10.3	22,342	3.9
Two or More Persons	10.0	21,177	6.3	13,628	59.8
Male Householder	5.5	12,040	2.7	5,905	103.9
Female Householder	4.5	9,737	3.5	7,723	26.1
65 Years or More	0.6	1,255	0.5	1,009	24.4

Source: U.S. Census of Population and Housing 1970 and 1980.

Margaret C. O'Brien and Marcia Sigal, "The Changing Household Composition of Boston, Its Neighborhoods and Selected Minority Groups: 1970-1980."

Table 2

HOUSING IN BOSTON,
OVERVIEW OF ACTUAL, AND PROJECTED CHANGES, 1970-1985
(In thousands)

	Homes			Apartments		Projects			Total Gains & Losses	Total Housing Stock	
	1-4s	Condos	Total Homes	Pre- 1970	Post- 1970	Total Apartments	BHA	FHA			
								MIHA			Sec. 8
1970	139.0		139.0	71.2		71.2	15.2	6.8		232.2	
1970-75	-4.2	+ .9		-3.0	+3.0		+2.1	+9.4	+14.8 -7.2		
1975	134.8	.9	135.7	68.2	3.0	71.2	16.7	16.2		239.8	
1975-80	-4.5	+3.3		-2.1	+1		+1.0	+6.4	+12.5 -6.6		
1980	130.3	4.2	134.5	66.1	3.1	69.2	17.7	22.6		245.7	
1980-85	-4.3	+7.9		-6.8	+3.9		+ .7		+15.7 -11.1		
1985	126.0	12.1	138.1	59.3	7.0	66.3	18.4	22.6		250.3	

Source: Rolf Goetze, "Boston's Housing in the 1980s, Challenges and Opportunities," Boston Redevelopment Authority, Research Department, September 1980.

Table 3

1970 Housing Units in Boston by Structure Type and Tenure
 (Thousands of Dwelling Units)

	<u>Structure Type</u>					<u>Total Stock^a</u>
	<u>1 Unit</u>	<u>2 Unit</u>	<u>3-4 Unit</u>	<u>1-4 Unit Combined</u>	<u>5+ Unit</u>	
Total	33.9	37.3	67.8	139.0	93.1	232.1
Owner-occupied (% of stock type)	28.1 83%	15.8 42%	13.2 19%	57.1 41%	2.0 2%	59.1 25%
Renter-occupied (% of stock-type)	5.8 17%	21.5 58%	54.6 81%	81.9 59%	91.1 98%	173.0 75%

^a Vacant units are in their appropriate categories.

Source: Rolf Goetze, "Boston's Housing in the 1980s," Sept. 1980

Table 4

INCOMES, RENTS, & HOUSING AFFORDABILITY, 1970-1981

					Percent Change	
					1977	1970
	1981 ¹	1980 ²	1977 ³	1970 ⁴	-1981	-1980
<u>RENTS</u>						
Median Contract Rent	\$ 233	\$ 189	\$ 162	\$ 99	43.8%	90.9%
Median Gross Rent	303	251	205	126	47.8	99.2
Median Gross Rent, Non-Subs.	334	NA	216	NA	54.6	—
<u>COST OF LIVING</u>						
CPI-U (Boston)	266.7	240.0	183.4	116.7	45.4%	106.0%
CPI-W (Boston)	266.6	239.9	183.4	116.7	45.4	105.0
<u>INCOMES</u>						
Median: Renter Families & Primary Individuals	\$10,900	NA	\$8,100	\$6,100	34.6%	—
Median: Renter Households	NA	\$10,410	NA	NA	—	—
Median: All Families	NA	16,062	NA	9,133	—	75.8%
Median: All Households	NA	12,530	NA	NA	—	—
<u>RENT/INCOME RATIOS</u>						
<u>All Renter Families & Primary Individuals</u>						
< 25%	41%	NA	45%	51%		
25-34%	20		18	16		
35-49%	14		14	33		
50% +	25		23			
Total	100%		100%	100%		
Median	30%		28%	25%		
<u>Non-Subs. Renter Families & Primary Individuals</u>						
< 25%	38%	NA	42%	NA		
25-34%	18		19			
35-49%	16		15			
50% +	28		24			
Total	100%		100%			
Median	31%		29%			
<u>All Renter Households:</u>						
25%	NA	48%	NA	NA		
25-29%		11				
30-34%		7				
35-49%		12				
50% +		21				
Total		100%				
<u>Renter HH's \$10,000:</u>						
< 25%	NA	23%	NA	NA		
25-29%		11				
30-34%		12				
35-49%		29				
50% +		25				
Total		100%				

Source: E.P. Achtenberg, "Preserving Affordable Rental Housing in Boston," August 1984.

Notes

Sources (unless otherwise noted):

1 & 3 U.S. Bureau of the Census, Annual Housing Survey, 1981 (Boston).

3 & 4 U.S. Bureau of the Census, Metropolitan Housing Characteristics, 1970 & 1980 Census of Housing (Boston).

Cost of Living:

Consumer Price Index for all Urban Consumers and for Wage Earners, Boston (U.S. Bureau of Labor Statistics).

Incomes:

Income data for 1970 and 1980 are for the preceding calendar year (i.e., 1969 and 1979). Income data for 1977 and 1981 are for the twelve months prior to the Annual Housing Survey (i.e., 1976-77 and 1980-81).

The income of renter families and primary individuals, used in the 1970 Census and in the Annual Housing Survey, represents the income of all households with 2 or more related persons and the income of the household head only in other types of households. The income of persons living in the unit who are unrelated to the household head (i.e. roommates) is excluded from this definition.

The income of renter households, used in the 1980 Census represents the combined income of all persons occupying a common rental housing unit.

Family Income is the income of all households consisting of 2 or more related persons (renters and owners).

Household Income is the income of all persons occupying a common housing unit (renters and owners).

Rent/Income Ratios:

Gross rent as a percentage of the income of renter families and primary individuals, or of renter households.

Note: Annual Housing Survey and decennial Census data are not directly comparable due to differences in survey, sampling, and estimating procedures.

Table 5

**RENTS FOR CURRENTLY AVAILABLE APARTMENTS VS. RENTER
HOUSEHOLD AFFORDABILITY**

<u>Contract Rent</u>	<u>RHA Survey</u>		<u>Boston Sunday Globe Survey</u>		<u>Renter HH Income 1983 (est.)⁵</u>	<u>% Renter Households Who Can Afford Survey Rents⁶</u>
	<u>% of Available Apts Fall 1982¹</u>	<u>Fall 1983²</u>	<u>% of Available Apts 1st Q. 1983³</u>	<u>1st Q. 1984⁴</u>		
<\$200	1%	0%	—	—	<\$ 8,000	30.5%
\$200-299	12	6	6.7%	1.8%	\$ 8,000- 11,999	13.9
\$300-399	41	27	28.2	21.6	\$ 12,000- 15,999	13.2
\$400-499	25	31	27.0	22.1	\$ 16,000- 19,999	9.8
\$500-599	7	11	16.9	17.4	\$ 20,000- 23,999	8.0
\$600-699	14	25	9.1	14.7	\$ 24,000- 27,999	5.9
\$700-799			5.7	9.7	\$ 28,000- 31,999	6.0
\$800 +			6.4	12.7	\$ 32,000+	12.7
Total	100%	100%	100.0%	100.0%		100.0%
N	NA	NA	2,530	1,828		158,968

BR Size

Studio	15%	11%	58%	54%
1 BR	51	36	58	54
2 BR	28	43	36	36
3+BR	6	10	6	10
Total	100%	100%	100%	100%

	<u>Median Contract Rent</u>		<u>% In- crease</u>	<u>Median Contract Rent</u>		<u>% In- crease</u>	<u>Median Renter HH Inc. 1983 (est.)</u>
Studio/1 BR				\$ 394	\$ 448	+13.4%	
2 BR	NA	NA		519	596	+15.1%	
3+BR				685	694	+ 1.3%	
Total	\$ 389	\$ 453	+16.5%	\$ 455	\$ 528	+16.0%	\$ 13,648
	(est.)	(est.)					

Notes

¹RHA Occupancy Survey, 10/1/82. Median rent is an estimate derived from published survey data by interpolation.

²RHA Occupancy Survey, 10/1/83. Median rent is an estimate derived from published survey data by interpolation.

³Survey of Boston Sunday Globe apartment listings conducted by the Center for Community Planning, College of Public and Community Service, U Mass./Boston. Data was collected for January, February, March, and April 1983 at three-week intervals. For purposes of consistency with the 1984 survey methodology, this data was adjusted and recomputed to exclude studio/1BR units listing for more than \$1000 and 2BR units listing for more than \$1200 (see below).

⁴Survey of Boston Sunday Globe apartment listings for January, February, March, and April 1984, collected at three-week intervals. Excludes studio/1BR units listing for more than \$1000 and 2BR units listing for more than \$1200, to remove bias introduced by ongoing rent-up of new luxury apartment buildings.

⁵ & ⁶Derived from 1980 Census of Housing, Metropolitan Housing Characteristics, Boston, MA. (Table B-4), adjusted for estimated income inflation. The 1979 income distribution data for renter households was adjusted by a factor of 1.311 based on the relationship between per capita income for Suffolk County and the Consumer Price Index for metropolitan Boston, as follows:

	<u>1979</u>	<u>1981</u>	<u>1983</u>	Percent Increase:		
				<u>1979-81</u>	<u>1981-83</u>	<u>1979-83</u>
CPI-W, Boston (year avg.)	212.4	266.6	287.6	25.5%	7.9%	35.4%
Per Capita Personal Income, Suffolk County (U.S. Dept. of Commerce, Bureau of Economic Anal- ysis, Survey of Current Business)	\$ 8,286	\$10,145	NA	22.4%	7.1% est.	31.1% est.

1983 renter household incomes were then distributed by affordability category in relation to the survey rents, assuming 30% of income for rent.

Summary of Housing and Population Data on Harborpark

Harborpark has 19.8 percent of Boston's population and 21 percent of its housing stock. All but one of the seven Harborpark neighborhoods (North End-Waterfront) has suffered severe declines in population since 1970, ranging from 13 percent in Charlestown and Neponset-Port Norfolk to 37 percent in Columbia-Savin Hill-Columbia Point. Boston lost 12 percent of its population during the 1970s. The North End-Waterfront, which saw some housing construction during the 1970s, experienced a 7 percent increase in its population. This section of Harborpark also registered the largest jump in the number of households (34 percent), an increase which is the more astonishing given the 0.4 percent rise in Boston overall in this period. The other neighborhoods where the number of households increased--Charlestown, East Boston and Neponset-Port Norfolk--did so at a more moderate rate (9 percent, 0.8 percent and 2 percent, respectively). South Boston's households declined 6 percent, but the real losers were Field Corner East (a 12 percent decline) and Columbia-Savin Hill* (a 20 percent drop in the number of households thanks to the emptying out of the Columbia Point project).

The level of educational attainment of Harborpark residents falls short of the citywide average except in Neponset-Port Norfolk, where the percentage of high-school graduates is slightly higher (68.7 vs. 68.4 percent). In most of the other communities the proportion of adults who are high-school graduates hovers around 62 percent, except in East Boston, where only 48 percent of adults had earned high-school diplomas, and in Fields Corner East, where 56 percent of adults graduated from

* Note: In this section "Columbia-Savin Hill" refers to the entire Columbia-Savin Hill-Columbia Point area.

high-school. The figures for college graduation are low: 20 percent of Boston residents hold college degrees, but the proportion in most of Harborpark is less than half of that. East Boston has the lowest proportion of college-educated residents (4.8 percent), Fields Corner East and South Boston are next, with 6 and 7 percent, respectively. Columbia-Savin Hill and Neponset-Port Norfolk have a slightly more educated population (9 and 10 percent, respectively). In the two areas into which professionals have migrated, the percentage of college graduates surpasses the city average. In Charlestown, 27 percent of the population hold degrees, as do 29 percent of North End-Waterfront residents.

Harborpark neighborhoods are far more settled and stable than Boston overall, as witnessed by the numbers who had been living in the same house for five years or more. The city average is 53 percent, but with the sole exception of the North End and Waterfront, the Harborpark communities far exceed that proportion. In these areas the share of long-term residents ranges from a low of 58 percent in Fields Corner East to a high of 72 percent in Neponset-Port Norfolk. The 51 percent figure found in the North End-Waterfront reflects the construction of housing for the elderly, the development of condominiums for the new professional in-migrants from elsewhere in the metro region, and the influx of young, professional people that has occurred since 1975.

Boston's labor force shrank 2 percent between 1970 and 1980. The numbers which we have for Harborpark refer to only three neighborhoods: Charlestown, where there were 6 percent more workers than in 1970, East Boston, which lost 11 percent of its labor force in those ten years, and South Boston, which lost 16 percent of its workers. South Boston also

had the lowest proportion among Harborpark communities of its eligible population in the work force (52 percent). Fields Corner East, with the highest unemployment of the seven areas (9.9 percent), registered 53 percent labor-force participation. East Boston was the only other Harborpark neighborhood to have a lower-than-Boston average labor force participation rate (56 percent vs. 60 percent, respectively). The highest proportion of residents in the work force came in the North End-Waterfront (72 percent), where the unemployment rate was nearly as high (7.2 percent) as in East Boston (7.3 percent). Columbia-Savin Hill stood out as the only harbor community with an unemployment rate lower than the city average (5.5 percent vs. 6.1 percent).

Twenty-six percent of Boston's labor force has found managerial level jobs while only two harbor neighborhoods had comparable proportions: Charlestown, with 20 percent, and the North End-Waterfront with 35 percent. (This high figure reflects the influx of professional-level people into these districts.) East Boston had the lowest proportion of managerial-level residents (12 percent) of the seven. In the technical, sales and administrative sector, the percentages are fairly close--the city average is 34 percent and most harbor neighborhoods cluster around 34-35 percent. Charlestown, Fields Corner East and Neponset-Port Norfolk have a higher representation--37-39 percent. The variation in the service industry was not wide either. The city average is 18 percent; East and South Boston surpass that figure (20 percent each) and the other areas cluster around 16 or 17 percent except for the North End, where only 14 percent of employed residents work in services. All the neighborhoods have larger than average (7.7 percent) proportions of residents employed in crafts--7.9

percent for Charlestown, up to 18 percent in Fields Corner East--except again for the North End-Waterfront, with only 4 percent. The areas with relatively high percentages of laborers were East Boston (20 percent), South Boston (21 percent), and Columbia-Savin Hill (20 percent). The city average was 13 percent and the North End, Fields Corner East and Neponset-Port Norfolk all had lower percentages. Sixteen percent of Charlestown's labor force were laborers.

The highest median family income among the harbor neighborhoods in 1979 was recorded in Neponset-Port Norfolk (\$20,343) and is 21 percent higher than the city median of \$16,062. Three harbor areas registered lower median incomes than the city: East Boston with a median income of \$14,483 (10 percent lower than Boston overall), South Boston with a 25 percent lower median income than the city (\$15,311), and Fields Corner East with a median of \$15,972. Median incomes for unrelated individuals showed a greater range, although in all but three neighborhoods they surpassed the city median. In those three, Fields Corner East, East Boston and South Boston, median incomes were 12 percent, 6 percent and 3 percent lower than Boston overall, respectively. The community at the top end of the income scale changes when one looks at unrelated individuals. Neponset-Port Norfolk still exceeds the city median (17 percent higher), but is in its turn surpassed by Charlestown (22 percent higher than the city median) and by the North End-Waterfront district (43 percent higher than the city median). The discrepancy in this category is due to the influx of professional level individuals into Charlestown and the Waterfront area, and distorts the overall picture of both those neighborhoods. In Charlestown, 19 percent of unrelated individuals are considered to be living in poverty, compared to 17

percent in the North End-Waterfront and Neponset-Port Norfolk and 20 percent in Boston. At 27 percent, Fields Corner East has the highest poverty rate for unrelated individuals of the Harborpark area. Three other harbor communities register poverty rates in excess of the city average: East Boston (23 percent), South Boston (22.5 percent) and Columbia-Savin Hill (21 percent).

One gets an overall picture of poverty in the harbor neighborhoods from the number who are below the 200-percent-of-poverty line. In Boston that proportion is 44 percent. The percentages in Harborpark range from a low of 30 percent in Neponset-Port Norfolk and 34 percent in the North End-Waterfront to highs of 48 percent in East Boston and Fields Corner East and of 54 percent in South Boston.

Housing

Boston witnessed a 4 percent increase in its housing stock between 1970 and 1980, a number which does not suggest the fluctuations found in the harbor areas, where changes include a 21 percent decline in the number of units in Fields Corner East to a 31 percent increase in the North End-Waterfront inventory.

Only two harbor neighborhoods have higher percentages of rental housing than the city (65.8 percent): South Boston (66 percent) and the North End-Waterfront (76 percent). And in no neighborhood does the rental stock comprise less than half of the area's housing. Vacancy rates, however, vary from 2.4 percent in Neponset-Port Norfolk (less than the city rate of 2.8 percent) to 18.8 percent in Columbia-Savin Hill-Columbia Pt., but most are concentrated around 6 percent. The housing stock in Harborpark is older than the city's overall. Whereas

75 percent of Boston's owner-occupied housing was built before 1939, no less than 82 percent of the owner-occupied housing in Harborpark neighborhoods is that old. The proportion rises to 97 percent in Columbia-Savin Hill. Rental housing is newer throughout the city and Harborpark, although again 59 percent of Boston rental units are over 45 years old compared to a minimum of 66 percent in Harborpark (up to a maximum of 78 percent in Columbia-Savin Hill and Fields Corner East). As one corollary to age, most residential structures are low-rise (at least 90 percent in all harbor areas except the North End-Waterfront (an anomaly at 36 percent both because of recent intensive development and the traditional density of the neighborhood that encouraged taller buildings) and Fields Corner East with 84 percent. Given the age of the stock in these neighborhoods it is not surprising that housing units are sizable: in Boston overall, 5 percent of units consist of one room, while in only one harbor neighborhood (North End-Waterfront) does the number exceed 1 percent, and in most (again with the exception of the North End, and of Charlestown and South Boston) over 80 percent of housing units consist of four or more rooms (vs. 68% citywide).

In several harbor communities the proportion of dwellings lacking complete plumbing is close to, or higher than, the city average of 2.8 percent. In the North End-Waterfront the number rises to 8.3 percent, just over double that of the second highest (Charlestown).

Median rents and housing values vary from one community to another and show no pattern--median contract rents are lower in Harborpark than citywide, and only in the North End-Waterfront and in Neponset-Port Norfolk do they even approach the city median. Gross rents show a wider dispersal; in Fields Corner East and Neponset-Port Norfolk median gross

rents exceed the city median, and in Columbia-Savin Hill and the North End-Waterfront they approach it. House values tend to be lower along the Harbor than in the city in general: only in Charlestown and the North End-Waterfront do median house values bypass the city figure of \$36,000. In the former case the difference is minimal--\$225--but in the latter it is large--\$17,500. No doubt this discrepancy is explained by the luxury-condominium construction along the wharves. In Neponset-Port Norfolk the median house value is \$30,400 and elsewhere in Harborpark values are anywhere from \$10,000 to \$12,700 lower than the Boston median.

Household size is fairly even throughout the harbor region. In Boston 37 percent of all households consist of one person--the relevant figures in Harborpark vary from one-quarter (Neponset-Port Norfolk) to one-third in East Boston and Fields Corner East and over half (52 percent) in the North End-Waterfront. The numbers for two-person households hover around the city figure of 29 percent, with only Charlestown and South Boston lying more than one percent off the city number (27 percent in both communities). Proportions fluctuate more strongly in the larger household categories. For three-person households, Boston, Charlestown and South Boston have nearly identical percentages--13.9, 13.7 and 13.7 percent, respectively. East Boston, Columbia-Savin Hill, Fields Corner East and Neponset-Port Norfolk also cluster, with respective proportions of 15.8, 15.7, 15.3 and 16.9 percent, respectively. Only the North End-Waterfront sticks out: 9.9 percent of its households consist of three people. The same pattern is repeated for the four-person and five-or-more-person categories--all of the other neighborhoods cluster within a couple of percentage points of

the city figure, with Neponset-Port Norfolk at the top end of the range, but the North-End Waterfront has half the number of four-person households than the city overall, and one-third the number of five-person households.

Neighborhood
Statistics
Areas



POPULATION AND HOUSING UNITS FOR HARBORPARK NEIGHBORHOODS
1980

<u>Neighborhood Areas</u>	<u>Population</u>	<u>Housing Units</u>
(5) Charlestown/Medford St., The Neck	3,770	1,607
(6) Charlestown/Thompson Sq., Bunker Hill, Town Hill, Monument	9,594	4,515
(8) North Dorchester/Columbia Pt., Savin Hill, Columbia	12,680	6,096
(15) South Dorchester/Fields Corner East	2,111	927
(18) South Dorchester/Neponset, Port Norfolk	8,317	2,946
(23) East Boston/Central & Maverick Squares, Paris St.	7,811	3,922
(24) East Boston/Eagle Hill	9,305	4,085
(25) East Boston/Harbor View, Orient Heights	9,755	3,994
(26) East Boston/Jeffries Pt., Airport	5,307	2,562
(32) Boston Harbor Islands/Crews of Vessels	1,748	1
(48) North End/Waterfront	10,859	6,168
(56) South Boston/City Point	8,658	3,827
(57) South Boston/Columbus Park, Andrew Square	6,736	3,222
(58) South Boston/D Street, West Broadway, Northern Section	6,319	3,307
(60) South Boston/Telegraph Hill	8,683	3,702
Total Harborpark	111,653	50,881
Total City of Boston	562,994	241,444
Harborpark as a Percent of Boston	19.8%	21.1%

Source: U.S. Census of Population and Housing, 1980.

POPULATION DATA FOR BOSTON AND HARBORPARK, 1980

	City of Boston	Charlestown	East Boston	South Boston	North End- Waterfront	Columbia- Savin Hill- Columbia Pt.	Fields Corner East	Neponset- Port Norfolk
Total Persons	562,994	13,364	32,178	30,396	10,859	12,680	2,111	8,317
Race & Spanish Origin								
White	393,937	13,168	31,564	30,067	10,615	10,894	2,002	8,203
Black	126,229	26	128	15	132	1,221	30	56
Percent of Total	22.4	0.2	0.4	0.05	1.2	9.6	1.4	0.7
American Indian, Eskimo, Aleut	1,302	20	51	68	8	33	5	3
Asian & Pacific Islander	15,150	127	118	154	48	95	11	22
Other	26,376	73	317	92	56	437	63	33
Spanish Origin	36,068	124	942	160	181	687	87	30
Percent of Total	6.4	0.9	2.9	0.5	1.7	5.4	4.1	0.4
Age								
0-9 Yrs.	59,728	1,435	3,380	3,230	431	1,641	241	921
10-19	91,510	2,212	4,902	5,005	971	2,340	323	1,377
20-29	144,157	2,762	5,725	5,521	2,851	2,575	424	1,618
30-34	44,339	1,101	2,003	896	1,100	805	124	492
35-44	53,039	1,412	3,065	1,168	1,323	1,136	198	705
45-59	74,859	2,161	5,800	2,883	1,919	1,969	353	1,346
60-74	64,019	1,689	5,283	4,669	1,658	1,643	337	1,230
75+	31,343	592	2,020	1,678	636	571	114	628
Median Age	28.9	31.0	35.2	35.4	35.6	29.1	32.7	32.5
School Enrollment								
Persons 3 Years Old & Over	173,439	3,452	7,225	6,916	1,567	3,532	429	2,281
Enrolled in School								
Percent in								
Nursery School	2.4	3.0	2.9	4.0	2.1	2.5	5.1	3.2
Kindergarten & Elementary (1-8)	36.8	48.1	53.4	52.0	35.7	51.9	55.2	50.5
High School (1-4)	18.7	26.4	26.5	26.4	25.3	27.6	25.4	23.5
College	42.1	22.4	17.2	17.6	36.9	18.1	14.2	22.8
Persons 25 Years & Older								
Percent High School Graduates	68.4	63.9	48.4	61.5	62.4	62.4	55.9	68.7
Percent College Graduates	20.3	14.8	4.8	6.9	29.2	8.8	6.1	9.6

	City of Boston	Charlestown	East Boston	South Boston	North End- Waterfront	Columbia- Savin Hill- Columbia Pt.	Fields Corner East	Neponset- Port Norfolk
Number of Households	218,457	5,252	12,955	12,626	5,598	4,683	829	2,829
Number of Families Families as a Percent of All Households	117,832 53.9	3,121 59.4	8,569 66.1	7,339 58.1	2,221 39.7	3,079 65.7	509 61.4	2,054 72.6
Female Householder, No Husband Present	35,018	881	1,973	2,412	363	972	145	441
Persons in Households								
1 Person	80,306	1,889	4,152	5,014	2,897	1,379	277	701
2 Persons	63,041	1,398	3,894	3,390	1,625	1,336	242	852
3 Persons	30,334	721	2,055	1,741	552	739	127	480
4 Persons	20,394	523	1,542	1,085	310	534	91	345
5 or More Persons	24,382	721	1,312	1,396	214	695	92	451
Total Number of Females	250,394	5,848	14,387	13,794	5,174	5,421	916	3,653
# Single	109,153	2,175	4,161	4,532	2,222	1,944	288	1,296
# Married	78,756	2,071	6,148	4,525	1,703	1,941	345	1,489
# Separated	12,601	255	632	730	143	307	47	105
# Widowed	33,575	907	2,433	2,943	716	866	167	593
# Divorced	16,309	440	1,013	1,064	390	363	69	170
Persons 5 Years & Over Percent Living in Same House in 1975 and 1980	532,569 52.9	12,684 67.1	30,598 68.1	28,696 67.5	10,692 50.8	11,768 59.8	1,971 62.8	7,965 72.0

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of Census.

POPULATION DATA FOR BOSTON AND HARBORPARK, 1980, IN PERCENT

	City of Boston	Charlestown	East Boston	South Boston	North End- Waterfront	Columbia- Savin Hill- Columbia Pt.	Fields Corner East	Neponset- Port Norfolk
Total Persons	562,994	13,364	32,178	30,396	10,859	12,680	2,111	8,317
Race & Spanish Origin								
White	70.0	98.5	98.1	98.9	97.8	85.9	94.8	98.6
Black	22.4	0.2	0.4	0.0	1.2	9.6	1.4	0.7
American Indian, Eskimo, Aleut	0.2	0.1	0.2	0.2	0.1	0.3	0.2	0.0
Asian & Pacific Islander	2.7	1.0	0.4	0.5	0.4	0.8	0.5	0.3
Spanish Origin	6.4	0.9	2.9	0.5	1.7	5.4	4.1	0.4
Other	4.7	0.5	1.0	0.3	0.5	3.4	3.0	0.4
Age								
0-9 Yrs.	10.6	10.7	10.5	10.6	3.9	12.9	11.4	11.0
10-19	16.2	16.5	15.2	16.5	8.9	18.4	15.3	16.6
20-29	25.6	20.7	17.8	18.2	26.2	20.3	20.1	19.4
30-34	7.9	8.2	6.2	2.9	10.1	6.3	5.9	5.9
35-44	5.9	10.6	9.5	3.8	12.2	8.9	9.4	8.5
45-59	13.3	16.2	18.0	9.5	17.7	15.5	16.7	16.2
60-74	11.4	12.6	16.4	15.4	15.3	12.9	15.9	14.8
75+	5.6	4.4	6.3	5.5	5.9	4.5	5.4	7.5
Number of Households	218,457	5,252	12,955	12,626	5,598	4,683	829	2,829
Percent Families	53.9	59.4	66.1	58.1	39.7	65.7	61.4	72.6
Female Householder, No Husband Present	16.0	16.7	15.2	19.1	6.5	20.7	17.4	15.6
Persons in Households								
1 Person	36.8	35.9	32.0	39.7	51.7	29.4	33.4	24.8
2 Persons	28.9	26.6	30.1	26.8	29.0	28.5	29.2	30.1
3 Persons	13.9	13.7	15.9	13.8	9.8	15.8	15.3	16.9
4 Persons	9.3	9.9	11.9	8.6	5.5	11.4	10.9	12.2
5 or More Persons	11.2	13.7	10.1	11.1	3.8	14.8	11.1	15.9
Total Number of Females	250,394	5,848	14,387	13,794	5,174	5,421	916	3,653
# Single	43.6	37.2	28.9	32.9	42.9	35.9	31.4	35.5
# Married	31.4	35.4	42.7	32.8	32.9	35.8	37.7	40.8
# Separated	5.0	4.4	4.4	5.3	2.8	5.6	5.1	2.9
# Widowed	13.4	15.5	16.9	21.3	13.8	15.9	18.2	16.2
# Divorced	6.5	7.5	7.0	7.7	7.5	6.7	7.5	4.6

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of Census.

LABOR FORCE DATA FOR BOSTON AND HARBORPARK, 1980

	City of Boston	Charlestown	East Boston	South Boston	North End- Waterfront	Columbia- Savin Hill- Columbia Pt.	Fields Corner East	Neponset- Port Norfolk
Labor Force								
Percent of Persons 16 Yrs. & Over	60.0	60.9	56.0	52.4	71.6	60.4	53.3	61.6
Unemployed								
Percent of Civilian Labor Force	6.1	7.7	7.3	7.7	7.3	5.3	9.9	6.7
Occupation								
Employed Persons 16 Yrs. & Over	256,047	5,965	13,477	11,983	6,071	5,567	815	3,744
Managerial/Professional	66,660	1,213	1,658	1,548	2,113	887	106	674
Executive, Admin., Managerial	25,238	402	925	727	1,136	373	44	266
Professional	41,422	811	733	821	977	514	62	408
Technical, Sales, Admin. Support	87,796	2,253	4,643	4,293	2,153	1,907	315	1,464
Technicians	10,557	263	392	346	188	110	35	101
Sales	18,788	369	895	534	612	367	60	270
Admin. Support, including Clerical	58,451	1,621	3,356	3,413	1,353	1,430	220	1,093
Services	47,109	978	2,671	2,350	834	968	133	635
Farming, Fishing, Forestry	927	74	43	38	45	7	11	6
Precision Production, Craft, Repair	19,772	473	1,754	1,296	231	666	148	507
Operators, Fabricators, Laborers	33,783	974	2,708	2,458	695	1,132	102	458
Machine Operators, Assemblers	17,320	321	1,424	1,189	379	529	34	133
Transportation	7,505	316	518	537	90	206	33	178
Handlers, Helpers, Laborers	8,958	337	766	732	226	397	35	147
Industry								
Agriculture, Fisheries, Forestry	658	39	28	13	30	0	0	6
Construction	8,132	236	577	412	174	235	59	274
Manufacturing	36,521	780	2,757	2,081	844	1,098	105	565
Transportation	12,130	437	1,032	924	340	399	71	147
Communication, Public Utilities	6,552	166	238	525	129	196	50	166
Wholesale Trade	7,096	257	599	575	153	185	11	116
Retail Trade	36,041	768	2,001	1,544	891	773	190	598
Finance, Insurance, Real Estate	23,079	667	1,295	979	720	544	39	442
Business & Repair Services	13,404	265	795	416	297	234	27	115
Entertainment, Recreation, Personal	10,696	225	701	432	307	169	46	81
Health Services	35,075	395	876	1,124	383	550	56	319
Educational Services	27,989	542	706	658	429	525	45	280
Public Administration	20,825	688	1,283	1,746	806	453	77	524

	City of Boston	Charlestown	East Boston	South Boston	North End- Waterfront	Columbia- Savin Hill- Columbia Pt.	Fields Corner East	Neponset- Port Norfolk
Mean Weeks Unemployment (Males)	15.2	19.1	19.2	20.4	17.8	17.1	21.4	14.7
Mean Weeks Unemployment (Females)	11.5	14.5	12.1	15.2	12.6	17.2	16.2	10.8
Number of Families	117,832	3,121	8,569	7,339	2,221	3,079	509	2,054
No Workers (in %)	19.1	18.3	20.0	21.7	15.1	15.0	22.0	16.2
1 Worker (in %)	31.8	32.1	34.4	35.4	35.0	34.2	32.2	29.5
2+ Workers (in %)	49.2	49.5	45.6	42.9	49.8	50.8	45.8	54.3

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U. S. Bureau of the Census.

LABOR FORCE DATA FOR BOSTON AND HARBORPARK, 1980, IN PERCENT

Occupation	City of Boston	Charlestown	East Boston	South Boston	North End- Waterfront	Columbia- Savin Hill- Columbia Pt.	Fields Corner East	Neponset- Port Norfolk
Employed Persons 16 Yrs. & Over	256,047	5,965	13,477	11,983	6,071	5,567	815	3,744
Managerial/Professional	26.0	20.3	12.3	12.9	34.8	15.9	13.0	18.0
Technical, Sales, Administrative	34.3	37.8	34.4	35.8	35.4	34.2	38.6	39.1
Support Including Clerical								
Services	18.4	16.4	19.8	19.6	13.7	17.4	16.3	16.9
Production, Crafts, Repair	7.7	7.9	13.0	10.8	3.8	11.9	18.2	13.5
Operators, Fabricators, Laborers	13.2	16.3	20.1	20.5	11.4	20.3	12.5	12.2
Industry								
Total Number	238,198	5,465	12,888	11,429	5,503	5,361	776	3,633
Agriculture, Fisheries, Forestry	0.3	0.7	0.2	0.1	0.5	0.0	0.0	0.2
Construction	3.4	4.3	4.5	3.6	3.2	4.4	7.6	7.5
Manufacturing	15.3	14.3	21.4	18.2	15.3	20.5	13.5	15.5
Transportation	5.1	7.9	8.0	8.1	6.2	7.4	9.1	4.0
Communications, Public Utilities	2.7	3.0	1.8	4.6	2.3	3.6	6.4	4.6
Wholesale Trade	2.9	4.7	4.6	5.0	2.8	3.4	1.4	3.2
Retail Trade	15.1	14.1	15.5	13.5	16.2	14.4	24.5	16.4
Finance, Insurance, Real Estate	9.7	12.2	10.0	8.6	13.1	10.1	5.0	12.2
Business & Repair Services	5.6	4.8	6.2	3.6	5.4	4.4	3.5	3.2
Entertainment, Recreation,	4.5	4.1	5.4	3.8	5.6	3.2	5.9	2.2
Personal								
Health Services	14.7	7.2	6.8	9.8	6.9	10.3	7.2	8.8
Educational Services	11.7	9.9	5.5	5.8	7.8	9.8	5.8	7.7
Public Administration	8.7	12.6	9.9	15.3	14.6	8.4	9.9	14.4

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U. S. Bureau of the Census.

INCOME DATA FOR BOSTON AND HARBORPARK, 1980

	City of Boston	Charlestown	East Boston	South Boston	North End- Waterfront	Columbia- Savin Hill- Columbia Pt.	Fields Corner East	Neponset- Port Norfolk
1979 Median Income of Families	\$16,062	\$16,934	\$14,483	\$15,311	\$16,848	\$17,090	\$15,972	\$20,343
1979 Median Income of Unrelated Individuals	\$5,877	\$7,576	\$5,509	\$5,663	\$10,315	\$6,025	\$5,194	\$7,051
Household Income Type in 1979								
# with Earnings	164,920	3,839	8,907	8,097	4,457	3,522	553	2,165
# with Social Security	53,113	1,446	4,197	4,188	1,372	1,336	300	922
# with Public Assistance	33,793	950	2,402	2,676	493	1,001	184	255
Poverty Status in 1979								
All Income Levels								
Families	117,832	3,121	8,569	7,339	2,221	3,079	509	2,054
With Children 18 Yrs. or Less	59,561	1,569	3,924	3,615	630	1,543	236	957
Female Householder	35,018	881	1,973	2,412	363	972	145	441
With Children 18 Yrs. or Less	22,380	490	1,115	1,421	126	597	64	204
Householder 65 Yrs. or More	20,066	486	1,789	1,154	532	561	145	425
1979 Income below Poverty Level								
Families	19,680	503	1,291	1,434	227	459	73	178
% below Poverty Level	16.7	16.1	15.1	19.9	10.2	14.9	14.3	8.7
With Children 18 Yrs. or Less	15,975	457	945	1,127	119	394	57	129
Female Householder	12,985	348	715	1,004	82	323	43	99
With Children 18 Yrs. or Less	11,806	342	628	886	63	309	35	87
Householder 65 Yrs. or More	1,476	14	160	132	57	31	16	30
Unrelated Individuals	37,725	501	1,147	1,396	647	446	112	165
% below Poverty Level	26.5	19.7	23.1	22.5	16.6	21.3	27.4	16.9
Percent of Persons below Poverty Level	20.2	18.1	16.7	19.5	12.9	16.9	18.1	9.5

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

INCOME DATA FOR BOSTON AND HARBORPARK, 1980, IN PERCENT

	City of Boston	Charlestown	East Boston	South Boston	North End- Waterfront	Columbia- Savin Hill- Columbia Pt.	Fields Corner East	Neponset- Port Norfolk
Household Income by Type, 1979								
With Earnings	65.5	61.6	57.4	54.1	70.5	60.1	53.3	64.8
With Social Security	21.1	23.2	27.1	27.9	21.7	22.8	28.9	27.6
With Public Assistance	13.4	15.2	15.5	17.9	7.8	17.1	17.7	7.6
All Income Levels								
Families	117,832	3,121	8,569	7,339	2,221	3,079	509	2,054
With Children 18 Yrs. or Less	50.5	50.3	45.8	49.3	28.4	50.1	46.4	46.6
Female Householder	29.7	28.2	23.0	32.8	16.3	31.6	28.5	21.5
With Children 18 Yrs. or Less	63.9	55.6	56.5	58.9	34.7	61.4	44.1	46.2
Householder 65 Yrs. or More	17.0	15.6	20.9	15.7	23.9	18.2	28.4	20.7
Poverty Status, 1979								
Families below Poverty Level	16.7	16.1	15.1	19.9	10.2	14.9	14.3	8.7
With Children 18 Yrs. or Less	26.8	29.1	24.1	31.2	18.9	25.5	24.2	13.5
Female Householder	37.1	39.5	36.2	41.6	22.6	33.2	29.7	22.4
With Children 18 Yrs. or Less	52.7	69.8	56.3	62.3	50.0	51.8	54.7	42.6
Householder 65 Yrs. or More	7.4	3.0	8.9	11.4	10.7	5.5	11.0	7.1

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

HOUSING DATA FOR BOSTON AND HARBORPARK, 1980

	City of Boston	Charlestown	East Boston	South Boston	North End- Waterfront	Columbia- Savin Hill- Columbia Pt.	Fields Corner East	Neponset- Port Norfolk
Year-Round Housing Units	241,304	6,121	14,552	14,055	6,168	6,093	927	2,945
Owner-Occupied Housing Units	59,504	1,685	3,901	3,326	896	1,347	336	1,247
Percent of Occupied Units	27.2	32.1	30.1	26.3	16.0	28.8	40.5	44.1
White	48,702	1,673	3,877	3,298	890	1,321	322	1,238
Black	8,845	0	1	0	0	5	3	0
Asian	879	5	7	13	3	5	0	4
Hispanic	1,351	8	45	13	8	15	11	4
Renter-Occupied Housing Units	158,953	3,567	9,054	9,300	4,702	3,336	493	1,582
Percent of Occupied Units	72.8	67.9	69.9	73.6	84.0	71.2	59.5	55.9
White	112,952	3,499	8,882	9,216	4,619	2,911	477	1,562
Black	35,023	6	25	0	32	295	5	12
Asian	3,858	34	36	36	24	18	0	3
Hispanic	9,427	35	265	45	58	168	13	3
Median Value of Single-Family, Owner-Occupied Housing Units	\$36,000	\$36,225	\$26,125	\$23,887	\$53,500	\$23,300	\$24,000	\$30,400
Median Single-Family, Monthly Owner Costs	\$407	\$375	\$368	\$268	\$521	\$384	\$374	\$389
With a Mortgage	\$251	\$184	\$218	\$187	\$247	\$212	\$183	\$243
Without a Mortgage								
Median Gross Rent	\$251	\$211	\$208	\$178	\$242	\$236	\$257	\$284
Median Contract Rent	\$191	\$157	\$132	\$129	\$187	\$141	\$149	\$185
Year Householder Moved Into Unit								
Owner-Occupied								
1970-1980	24,747	632	917	1,075	504	404	86	395
1960-1969	13,568	268	889	493	107	367	95	303
1950-1959	9,369	242	659	620	116	211	66	228
1949 or Earlier	11,805	543	1,436	1,120	167	392	138	256

	City of Boston	Charlestown	East Boston	South Boston	North End- Waterfront	Columbia- Savin Hill- Columbia Pt.	Fields Corner East	Neponset- Port Norfolk
Renter-Occupied								
1975-1980	104,929	2,086	4,783	4,826	2,936	1,863	251	879
1970-1974	24,734	669	1,489	1,754	570	599	45	340
1960-1969	17,714	449	1,287	1,469	448	447	58	273
1959 or Earlier	11,591	363	1,495	1,250	772	383	62	180
Vacant Housing Units								
For Sale Only	22,847	869	1,597	1,429	567	1,410	98	116
For Rent	1,092	18	21	19	75	17	0	0
Other Vacant	12,828	523	827	897	319	1,130	59	72
Boarded Up	8,927	328	749	513	173	263	39	44
	5,030	454	288	276	55	845	19	1

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

HOUSING DATA FOR BOSTON AND HARBORPARK, 1980, IN PERCENT

	City of Boston	Charlestown	East Boston	South Boston	North End- Waterfront	Columbia- Savin Hill- Columbia Pt.	Fields Corner East	Neponset- Port Norfo
Year-Round Housing Units	241,304	6,121	14,552	14,055	6,168	6,093	927	2,945
Owner-Occupied Housing Units	59,504	1,685	3,901	3,326	896	1,347	336	1,247
Percent of Occupied Units	27.2	32.1	30.1	26.3	16.0	28.8	40.5	44.1
White	81.8	99.3	99.4	99.2	99.3	98.1	95.8	99.3
Black	14.9	0	0.0	0	0	0.4	0.3	0
Asian	1.5	0.3	0.2	0.4	0.3	0.4	0	0.3
Hispanic	2.3	0.5	1.2	0.4	0.9	1.1	3.3	0.3
Renter-Occupied Housing Units	158,953	3,567	9,054	9,300	4,702	3,336	493	1,582
Percent of Occupied Units	72.8	67.9	69.9	73.6	84.0	71.2	59.5	55.9
White	71.1	98.1	98.1	99.1	98.2	87.3	96.8	98.7
Black	22.0	0.2	0.3	0	0.7	8.8	1.0	0.8
Asian	2.4	0.9	0.4	0.4	0.5	0.5	0	0.2
Hispanic	5.9	1.0	2.9	0.5	1.2	5.0	2.6	0.2
Year Householder Moved Into Unit								
Owner-Occupied								
1970-1980	41.6	37.5	23.5	32.5	56.2	29.4	22.3	33.4
1960-1969	22.8	15.9	22.8	14.9	11.9	26.7	24.7	25.6
1950-1959	15.7	14.3	16.9	18.7	12.9	15.4	17.1	19.3
1949 or Earlier	19.8	32.2	36.8	33.9	18.6	29.1	35.8	21.7
Renter-Occupied								
1975-1980	66.0	58.4	52.8	51.9	62.4	56.6	60.3	52.6
1970-1974	15.6	18.7	16.4	18.9	12.1	18.2	10.8	20.3
1960-1969	11.1	12.6	14.2	15.8	9.5	13.6	13.9	16.3
1959 or Earlier	7.3	10.2	16.5	13.4	16.4	11.6	14.9	10.8
Vacant Housing Units	22,847	869	1,597	1,429	567	1,410	98	116
Percent of Stock	9.5	14.2	10.9	10.2	9.2	23.1	10.5	3.9
For Sale Only	4.8	2.1	1.3	1.3	13.2	1.2	0	0
For Rent	56.1	60.2	51.2	62.7	56.2	80.1	60.2	62.1
Other Vacant	39.1	37.7	46.9	35.9	30.5	18.6	39.8	37.9
Boarded Up*	22.0	52.2	18.0	19.3	9.7	59.9	19.4	0.9

* A subset of the total stock. Boarded-up units may be vacant for sale, rent, or occasional use, as well as off the market.

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

STRUCTURAL DATA FOR HOUSING IN BOSTON AND HARBORPARK, 1980

Year Structure Built	City of Boston	Charlestown	East Boston	South Boston	North End-Waterfront	Columbia-Savin Hill-Columbia Pt.	Fields Corner East	Neponset-Port Norfolk
# Owner-Occupied Units	59,489	1,685	3,901	3,328	894	1,374	385	1,182
	1970-1980	71	13	6	22	0	0	0
	1960-1969	15	35	19	0	18	25	42
	1950-1959	0	126	75	14	28	14	63
	1940-1949	6	176	112	0	0	30	72
	1939 or Earlier	1,593	3,551	3,116	858	1,328	316	1,005
# Renter-Occupied Units	158,968	3,567	9,054	9,299	4,726	3,292	416	1,672
	1970-1980	585	939	387	732	164	8	40
	1960-1969	110	503	335	125	90	0	118
	1950-1959	86	269	454	63	342	16	91
	1940-1949	433	836	1,799	147	127	67	154
	1939 or Earlier	2,353	6,507	6,324	3,659	2,569	325	1,269
Stories in Structure	171,023	5,789	13,316	13,106	2,200	5,144	901	2,824
	1 to 3	326	1,043	702	3,149	142	0	149
	4 to 6	0	200	251	843	796	0	0
Units in Structure	59,489	1,685	3,901	3,328	894	1,374	385	1,182
	# Owner-Occupied	914	1,077	1,471	69	444	217	661
	1	448	957	724	47	362	89	359
	2	284	1,780	992	315	526	75	153
	3 & 4	40	87	141	463	42	4	9
# Renter-Occupied	158,968	3,567	9,054	9,299	4,726	3,292	416	1,672
	1	269	424	505	6	27	10	47
	2	494	1,561	1,042	57	364	124	566
	3 & 4	1,600	4,912	4,298	1,372	2,057	259	758
	5 or More	1,204	2,157	3,454	3,291	844	23	301

	City of Boston	Charlestown	East Boston	South Boston	North End- Waterfront	Columbia- Savin Hill- Columbia Pt.	Fields Corner East	Neponset- Port Norfolk
# Units without Full Plumbing	6,656	242	469	351	510	120	14	20
% of Total Units	2.75	3.95	3.2	2.5	8.3	1.9	1.5	.7
# Owner-Occupied	952	17	119	63	29	22	5	7
# Renter-Occupied	4,407	117	256	198	415	76	6	9
# Vacant	1,297	108	94	90	66	22	3	4
Rooms per Unit								
1	12,206	86	149	127	133	37	5	12
2	20,611	198	511	490	730	217	19	35
3	42,865	1,050	2,029	2,628	2,026	769	68	147
4	51,271	1,605	3,874	4,080	1,931	1,242	195	364
5 or More	114,351	3,182	7,989	6,730	1,345	3,828	640	2,387

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

STRUCTURAL DATA FOR HOUSING IN BOSTON AND HARBORPARK, 1980, IN PERCENT

Year Structure Built		City of Boston	Charlestown	East Boston	South Boston	North End- Waterfront	Columbia- Savin Hill- Columbia Pt.	Fields Corner East	Neponset- Port Norfolk
# Owner-Occupied Units		59,489	1,685	3,901	3,328	894	1,374	385	1,182
1970-1980		1.0	4.2	0.3	0.2	2.5	0	0	0
1960-1969		7.1	0.9	0.9	0.6	0	1.3	6.5	3.5
1950-1959		8.9	0	3.2	2.3	1.6	2.0	3.6	5.3
1940-1949		7.6	0.4	4.5	3.4	0	0	7.8	6.1
1939 or Earlier		75.4	94.5	91.0	93.6	96.0	96.6	82.1	84.6
# Renter-Occupied Units		158,968	3,567	9,054	9,299	4,726	3,292	416	1,672
1970-1980		9.9	16.4	10.4	4.2	15.5	5.0	1.9	2.4
1960-1969		10.3	3.1	5.6	3.6	2.6	2.7	0	7.1
1950-1959		8.8	2.4	2.9	4.9	1.3	10.4	3.8	5.4
1940-1949		12.4	12.1	9.2	19.3	3.1	3.8	16.1	9.2
1939 or Earlier		58.6	66.0	71.9	68.0	77.4	78.0	78.1	75.9
Stories in Structure									
1 to 3		70.8	94.5	91.5	93.2	35.7	84.4	100.0	95.0
4 to 6		21.2	5.3	7.2	5.0	51.0	2.3	0	5.0
7 or More		7.9	0	1.5	1.8	13.6	13.1	0	0
Units in Structure									
Owner-Occupied									
1		50.2	54.2	27.6	44.2	7.7	32.3	56.3	55.9
2		22.6	26.6	24.5	21.8	5.3	26.3	23.1	30.4
3 & 4		18.9	16.8	45.6	29.8	35.0	38.3	19.5	12.9
5 or More		8.1	2.4	2.2	4.2	52.0	3.1	1.0	0.8
Renter-Occupied									
1		2.9	7.5	4.7	5.4	0.1	0.8	2.4	2.8
2		12.6	13.8	17.2	11.2	1.2	11.0	29.8	33.8
3 & 4		28.9	44.8	54.2	46.2	29.0	62.5	62.2	45.3
5 or More		54.1	33.7	23.8	37.1	69.6	25.6	5.5	18.0
Rooms per Unit									
1		5.1	1.4	1.0	0.9	2.2	0.6	0.5	0.4
2		8.5	3.2	3.5	3.5	11.8	3.5	2.0	1.2
3		17.7	17.1	13.9	18.7	32.8	12.6	7.3	4.9
4		21.2	26.2	26.6	29.0	31.3	20.4	21.0	12.4
5 or More		47.3	51.9	54.9	47.9	21.8	62.8	69.0	81.1

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

PROFILE OF THE POPULATION AND HOUSING OF
EAST BOSTON

East Boston is a large neighborhood in Boston, in terms of both land and population, and is composed of several subneighborhoods. Over 90 percent of the residents are of Italian descent (or are Italian-born) and 90 percent of the adults are Catholic. These two characteristics contribute to the homogeneity and close-knit stability of this family community. A large proportion of the resident population is elderly and a somewhat larger proportion is under 20.

Median family income in East Boston in 1970 was 11 percent lower than citywide because of a dearth of upper-income residents rather than because of a predominance of very poor people. The moderate incomes seen in East Boston reflect the fact that many neighborhood residents hold semi-skilled jobs or jobs for which they undergo an apprenticeship rather than academic training. The level of formal education in East Boston is low. Young people here spend fewer years in school and their opportunities for the professional, technical, clerical and service jobs which are expanding in Boston are therefore severely limited.

East Boston is the largest harbor district in area and population. The 1980 population of 32,178 represented a 17.2 percent decrease since 1970 (actually, 16 percent of that loss occurred in the years 1975-1980). Despite the sharp decline in total population, East Boston households have increased .8 percent since 1970. Racially homogeneous, the neighborhood was 97 percent caucasian and 3 percent hispanic, with only a few blacks.

The age curve of the 1980 population was fairly balanced between the aged and the young. One-quarter (26 percent) of East Boston

inhabitants were under 20 in 1980, and a further 23 percent were 60 or more. Adults between 20 and 29 and between 45 and 59 comprised the third largest groups, each with 18 percent of the total population. The smallest representation, for the 30-34 cohort, came to 6 percent of the total. The median age in East Boston was 35.2 years, compared to 28.9 for the city altogether. The median age in the subneighborhoods ranged from 32.1 in Eagle Hill to 38.4 in Harbor View-Orient Heights.

In keeping with a higher median age, the school enrollment in East Boston was much lower than citywide (22 percent vs. 31 percent). Over half (53 percent) of the children here attended elementary school and 27 percent were enrolled in high school, compared to 37 percent and 19 percent, respectively, in the city. Less than half (48 percent) of East Boston adults had graduated from high school in 1980. Not only was this figure far lower than the Boston average of 68 percent, but it was lower than the rate in any other harbor district. The proportion of college-educated adults in East Boston was only 5 percent in 1980, as compared to 20 percent in the city.

In 1980 East Boston was still a family neighborhood, and two-thirds of its households were families. Ten years earlier, however, 79 percent of the households here were classified as families. Whereas 61 percent of families in 1970 were married couples, and 33 percent of families were couples with dependent children, in 1980 only 46 percent of families were couples, and only 20 percent were couples with young children. The "other family" category jumped 12 percent, with male householders decreasing 4 percent and female householders increasing by 16 percent in the 1970s. The nonfamily households increased 65 percent, to claim 35 percent of the total. Despite the family image East Boston

projects, 32 percent of its residents lived alone in 1980, and another 30 percent lived with one other person. Many of these two-person households were couples, of course. Three-person households comprised 16 percent of the East Boston total, four-person households, 12 percent, and five-person (and larger) households, 10 percent.

The perceived stability of East Boston is borne out by statistical evidence: according to 1980 census data, 68 percent of residents had been living in the neighborhood for at least five years. Only Neponset-Port Norfolk among the harbor districts registered a higher level of resident satisfaction. Boston's average in 1980 was 53 percent.

In 1980, only 56 percent of residents of working age were in the labor force, an 11 percent decline since 1970, compared to 2.1 percent for the city overall. At that time, East Boston's unemployment rate stood at 7.3 percent while the city rate measured 6.1 percent. Employment patterns in East Boston changed markedly between 1970 and 1980: professional and managerial jobs employed 11.5 percent of residents in 1970 versus 15.2 percent in 1980. Craftsmen and laborers, who had made up 37.6 of the labor force in 1970, represented only 27.4 percent of it in 1980. The services and finance sector grew from 23.6 percent in 1970 to 36.8 percent in 1980, as manufacturing shrank from 27 percent to 20.5 percent. The predominant industries in East Boston in 1980 were manufacturing, retail trade and finance/real estate/insurance. In the Central-Maverick Square-Paris Street Flats area and in Jeffries Point, public administration replaced finance and insurance in the third place.

One-fifth of East Boston families had no breadwinner in 1980 (the Boston average was 19 percent), and the distribution among subneighborhoods ranged from 15 percent in Jeffries Point to 26 percent in the Central-Maverick-Paris St. Flats area. In just over one-third of neighborhood families one person supported the household. The comparable city figure was 32 percent.

One-third of families in the district earned less than \$10,000 annually, 46 percent had incomes of between \$10,000 and \$20,000, and another 20 percent earned over \$25,000 per year. The median income in 1979 was \$14,483, 10 percent lower than the Boston average of \$16,062.

Forty-six percent of East Boston families had dependent children, compared to 57 percent of female householders in the neighborhood. These averages were lower than the corresponding citywide rates of 51 percent and 64 percent, respectively. Nearly a quarter of families with young children fell below the 1980 poverty level, as well as 56 percent of the single mothers with dependent children. A fifth of East Boston families in 1980 were elderly, and 9 percent of them earned less-than-poverty-level incomes (vs. 17 percent and 7 percent, respectively, for Boston in toto).

Close to one-half (47 percent) of unrelated individuals in East Boston earned less than \$5,000 annually, and only 27 percent of these households made incomes of \$10,000 or more. In all, 23 percent of nonfamily households here fell below poverty level at the time of the last census. East Boston registered the second highest poverty rate for unrelated individuals along the harbor (behind Fields Corner East with 27 percent), but still ranked below Boston overall (26.5 percent). The poverty rate among East Boston families, at 15 percent, was the third

highest in the harbor area, but still compared favorably to the citywide average of 17 percent. The 17 percent poverty found in East Boston--for families and nonfamilies together--ranked fourth in Harborpark after South Boston, Fields Corner East and Charlestown, and Columbia-Savin Hill-Columbia Point, in that order. A total of 48 percent of East Boston households lived below the 200-percent-of-poverty line in 1980 (vs. 44 percent citywide). Only South Boston and Fields Corner East, among harbor communities, demonstrated wider-spread poverty at that time.

Owner-occupancy in East Boston is high and is a long-standing source of cohesiveness in the area. The residential stock is older than the citywide average and is consequently more likely to be low-rise, spacious and in need of repairs. Furthermore, escalating labor, maintenance and operating costs have meant that many owners, already hampered by lower-than-average incomes, cannot maintain or improve their properties. The cost of rehabilitation would also necessitate higher rents that would, in their turn, contribute to increased tenant mobility and neighborhood instability.

The year-round housing stock shrank 6 percent in the 1970s but still numbered 14,552 dwellings in 1980. Twenty-seven percent of the total stock (and 30 percent of the occupied stock) was owner-occupied in 1980, compared to 25 percent of Boston housing (and 27 percent of occupied city housing). East Boston ranked third along the harbor in its ratio of renter-to-owner stock, behind the North End and South Boston. Ten percent of the inventory was vacant in 1980 (vs. 9 percent citywide), as was 8 percent of the rental stock, putting East Boston

among the harbor neighborhoods with relatively low rental vacancy rates (only Neponset-Port Norfolk and the North End ranked lower).

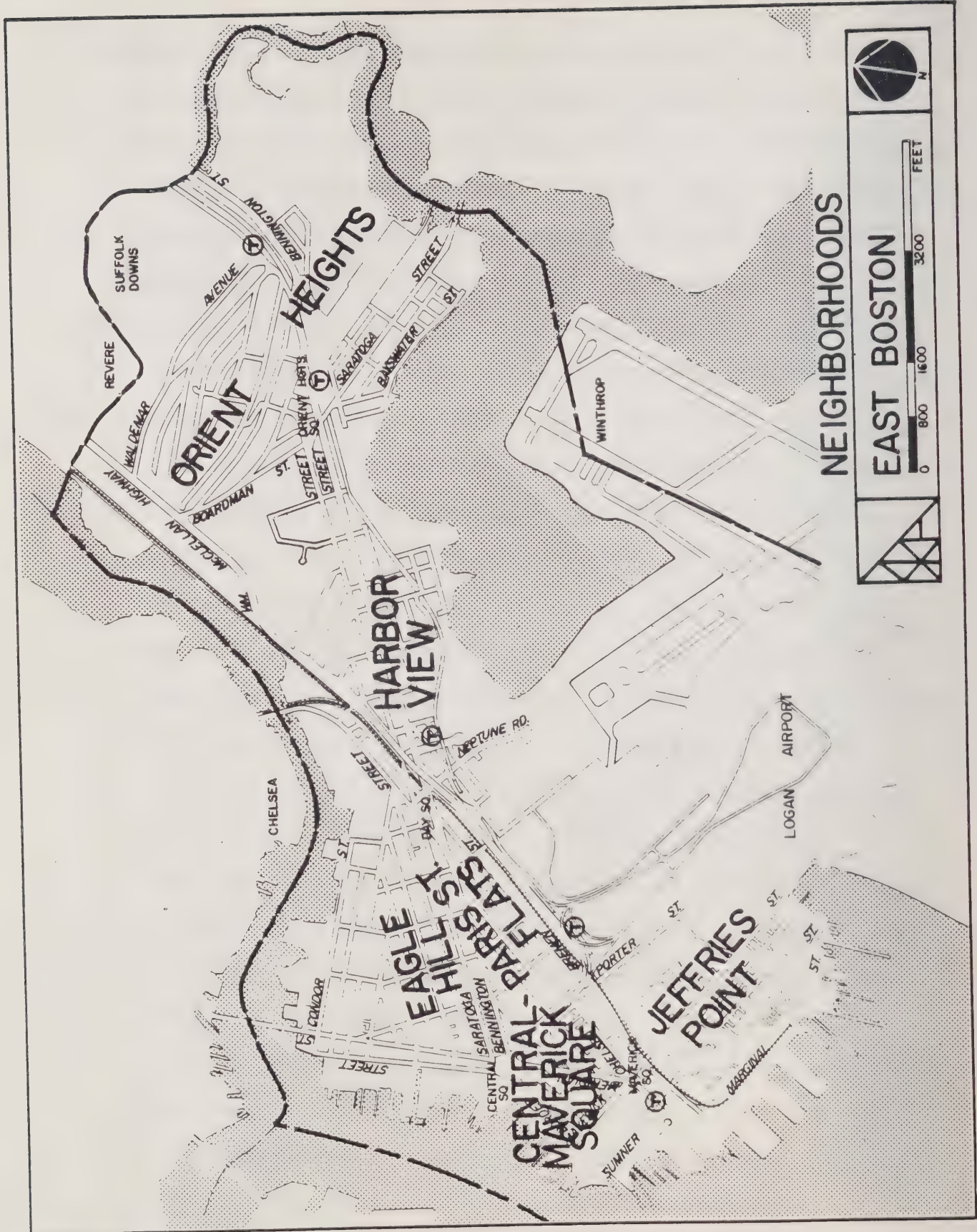
Median house values in East Boston ranged from \$20,900 in Jeffries Point to \$41,600 in Harbor View-Orient Heights. The neighborhood median of \$26,129 was \$10,000 lower than the citywide average of \$36,000. Monthly owner costs, while lower in East Boston than in the city, were not proportionately so (median house values were 27 percent lower in East Boston but monthly costs were only 10 percent-13 percent lower than in the city). Rents in East Boston in 1980 were much below the city levels (gross rents were 17 percent lower, contract rents 33 percent lower), and the neighborhood placed sixth of the seven harbor areas in rent levels.

The incidence of incomplete plumbing in East Boston reached 3 percent in 1980, placing the neighborhood third among harbor communities. Over half (55 percent) of such units were renter-occupied, 25 percent were owner-occupied, and the remainder were vacant.

At the time of the census, more East Boston homeowners had been living in their houses since at least 1949 than in most harbor communities (37 percent vs. e.g., 33 percent in South Boston, 29 percent in Columbia-Savin Hill, 32 percent in Charlestown). In predictable contrast, 53 percent of tenants in the community had been occupying the same unit for no more than five years.

As is typical in these old waterfront communities, dwellings tend to be large, with 55 percent consisting of five or more rooms and 41 percent having three or four rooms. Residential buildings in East Boston for the most part are no more than three stories tall (92 percent) and contain few dwellings. Twenty-eight percent of owners and

5 percent of tenants occupied single-family houses in 1980; a quarter of owners and 17 percent of renters lived in duplexes; and 46 percent of owners and 54 percent of tenants were housed in three- or four-unit structures. Only 2 percent of owners found housing in multi-family buildings (five units or more) compared to 24 percent of tenants. This is not surprising, given that 91 percent of owner-occupied housing predates World War II, and that only 1 percent was constructed between 1960 and 1980. Rental construction, on the other hand, has been climbing steadily since a slump in the 1950s, and 10 percent of existing rental dwellings were less than ten years old in 1980. Seventy residential units were added to the inventory in 1983 and 1984. An additional 275 subsidized apartments are expected in 1985.



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NEIGHBORHOODS

EAST BOSTON

POPULATION DATA BY NEIGHBORHOOD AREAS,
EAST BOSTON AND BOSTON, 1980

	City of Boston	Total East Boston	All			
			Central & Maverick Sqs., Paris St. Flats (23)	Eagle Hill (24)	Harbor View, Orient Hgts. (25)	Jeffries Pt., Airport (26)
Total Persons	562,994	32,178	7,811	9,305	9,755	5,307
Race & Spanish Origin						
White	393,937	31,564	7,580	9,146	9,626	5,212
Black	126,229	128	54	16	51	7
Percent of Total	22.4	.39	0.7	0.2	0.5	0.1
American Indian, Eskimo, Aleut	1,302	51	20	22	5	4
Asian & Pacific Islander	15,150	118	24	38	33	23
Other	26,376	317	133	83	40	61
Spanish Origin	36,068	942	345	321	71	205
Percent of Total	6.4	2.9	4.4	3.4	0.7	3.9
Age						
0-9 Years	59,728	3,380	807	1,152	888	533
10-19	91,510	4,902	1,252	1,469	1,436	745
20-29	144,157	5,725	1,309	1,777	1,652	987
30-34	44,339	2,003	437	618	582	366
35-44	53,039	3,065	714	914	931	506
45-59	74,859	5,800	1,373	1,609	1,849	969
60-74	64,019	5,283	1,406	1,352	1,652	873
75+	31,343	2,020	513	414	765	328
Median Age	28.9	35.2	36.4	32.1	38.4	35.4
School Enrollment						
Persons 3 Years Old & Over	173,439	7,225	1,635	2,240	2,080	1,270
Enrolled in School						
Percent in						
Nursery School	2.4	2.9	2.7	3.9	2.3	2.2
Kindergarten & Elementary (1-8)	36.8	53.4	56.5	54.6	49.9	53.0
High School (1-4)	18.7	26.5	28.6	24.7	26.7	26.6
College	42.1	17.2	12.2	16.7	21.1	18.2

	City of Boston	Total East Boston	Central & Maverick Sqs., Paris St., Flats (23)	Eagle Hill (24)	Harbor View, Orient Heights (25)	Jeffries Pt., Airport (26)
Persons 25 Years & Older						
Percent High School Graduates	68.4	48.4	39.2	49.1	57.3	43.3
Percent College Graduates	20.3	4.8	3.0	3.6	7.1	5.0
Number of Households	218,457,	12,955	3,406	3,652	3,674	2,223
Number of Families	117,832	8,569	2,018	2,416	2,697	1,438
Families as a Percent of All Households	53.9	66.1	59.2	66.2	73.4	64.7
Female Householder, No Husband Present	35,018	1,973	465	627	553	328
Persons in Households						
1 person	80,306	4,152	1,286	1,161	932	773
2 persons	63,041	3,894	984	1,052	1,221	637
3 persons	30,334	2,055	503	548	659	345
4 persons	20,394	1,542	327	473	477	265
5+ persons	24,382	1,312	306	418	385	203
Persons 5 Years & Over	532,569	30,598	7,247	8,732	9,394	5,225
Percent Living in Same House in 1975 and 1980	52.9	68.1	65.7	61.8	72.7	73.8

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

LABOR FORCE DATA BY NEIGHBORHOOD AREAS,
EAST BOSTON AND BOSTON, 1980

	City of Boston	Total East Boston	Central & Maverick Sqs., Paris St. Flats (23)	Eagle Hill (24)	Harbor View, Orient Hgts. (25)	Jeffries Pt., Airport (26)
Labor Force						
Percent of Persons 16 Yrs. & Over	60.0	56.0	51.9	55.9	58.5	57.5
Unemployed						
Percent of Civilian Labor Force	6.1	7.3	9.1	9.9	4.8	5.7
Occupation						
Employed Persons 16 Yrs. & Over	256,047	13,477	2,913	3,741	4,462	2,361
Managerial/Professional	66,660	1,658	269	432	722	235
Executive, Admin., Managerial	25,238	925	150	203	449	123
Professional	41,422	733	119	229	273	112
Technical, Sales, Admin. Support	87,796	4,643	904	1,271	1,587	881
Technicians	10,557	392	119	68	117	88
Sales	18,788	895	222	228	282	163
Admin. Support, including Clerical	58,451	3,356	563	975	1,188	630
Services	47,109	2,671	622	750	908	391
Farming, Fishing, Forestry	927	43	10	0	20	13
Precision Production, Craft, Repair	19,772	1,754	430	499	514	311
Operators, Fabricators, Laborers	33,783	2,708	678	789	711	530
Machine Operators, Assemblers	17,320	1,424	376	372	392	284
Transportation	7,505	518	138	124	171	85
Handlers, Helpers, Laborers	8,958	766	164	293	148	161
Industry						
Agriculture, Fisheries, Forestry	658	28	3	0	20	5
Construction	8,132	577	111	159	159	148
Manufacturing	36,521	2,757	694	783	761	519
Transportation	12,130	1,032	157	267	379	229
Communication, Public Utilities	6,552	238	22	84	92	40
Wholesale Trade	7,096	599	97	184	229	89
Retail Trade	36,041	2,001	485	591	631	294
Finance, Insurance, Real Estate	23,079	1,295	186	441	487	181
Business & Repair Services	13,404	795	232	203	213	147
Personal, Entertainment & Recreation	10,696	701	233	152	215	101
Health Services	35,075	876	168	186	373	149
Educational Services	27,989	706	150	206	253	97
Public Administration	20,825	1,283	249	342	430	262

City of Boston	Total East Boston	Central & Maverick Sqs., Paris St. Flats (23)	Eagle Hill (24)	Harbor View, Orient Hgts. (25)	Jeffries Pt., Airport (26)
Mean Weeks Unemployment (Males)	15.2	19.2	19.8	19.4	16.7
Mean Weeks Unemployment (Females)	11.5	12.1	11.7	13.7	9.0
Number of Families	117,832	8,569	2,416	2,697	1,438
No Workers (in %)	19.1	20.0	22.4	15.9	14.9
1 Worker (in %)	31.8	34.4	33.5	34.7	40.3
2+ Workers (in %)	49.2	45.6	44.1	49.4	44.9

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U. S. Bureau of the Census.

INCOME DATA BY NEIGHBORHOOD AREAS,
EAST BOSTON AND BOSTON, 1980

	City of Boston	Total East Boston	Central & Maverick Sqs., Paris St. Flats (23)	Eagle Hill (24)	Harbor View, Orient Hgts. (25)	Jeffries Pt., Airport (26)
1979 Median Income of Families	\$16,062	\$14,483	\$13,019	\$12,680	\$17,545	\$14,673
1979 Median Income of Unrelated Individuals	\$5,877	\$5,509	\$4,775	\$4,909	\$7,457	\$5,851
Household Income Type in 1979						
# with Earnings	164,920	8,907	2,012	2,456	2,787	1,652
# with Social Security	53,113	4,197	1,133	1,077	1,247	740
# with Public Assistance	33,793	2,402	749	703	515	435
Poverty Status in 1979						
All Income Levels						
Families	117,832	8,569	2,018	2,416	2,697	1,438
With Children 18 Yrs. or Less	59,561	3,924	935	1,216	1,140	633
Female Householder	35,018	1,973	465	627	553	328
With Children 18 Yrs. or Less	22,380	1,115	308	406	257	144
Householder 65 Yrs. or More	20,066	1,789	464	411	609	305
1979 Income below Poverty Level						
Families	19,680	1,291	371	461	300	159
% below Poverty Level	16.7	15.1	18.4	19.1	11.1	11.1
With Children 18 Yrs. or Less	15,975	945	276	366	200	103
Female Householder	12,985	715	192	289	147	87
With Children 18 Yrs. or Less	11,806	628	192	251	126	59
Householder 65 Yrs. or More	1,476	160	50	30	41	39
Unrelated Individuals	37,725	1,147	349	385	159	254
% below Poverty Level	26.5	23.1	25.8	25.4	14.3	26.2
Percent of Persons below Poverty Level	20.2	16.7	19.8	20.8	11.6	14.1

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

Table

HOUSING DATA BY NEIGHBORHOOD AREAS,
EAST BOSTON AND BOSTON, 1980

	City of Boston	Total East Boston	All			
			Central & Maverick Sqs., Paris St. Flats (23)	Eagle Hill (24)	Harbor View, Orient Hgts. (25)	Jeffries Pt., Airport (26)
Year-Round Housing Units	241,304	14,552	3,921	4,076	3,993	2,562
Owner-Occupied Housing Units	59,504	3,901	793	1,128	1,327	653
Percent of Occupied Units	27.2	30.1	23.3	30.9	36.1	29.4
Owner-Occupied Units						
White	48,702	3,877	790	1,118	1,319	650
Black	8,845	1	1	0	0	0
Asian	879	7	1	3	3	0
Hispanic	1,351	45	13	20	4	8
Renter-Occupied Housing Units	158,953	9,054	2,613	2,524	2,347	1,570
Percent of Occupied Total	72.8	69.9	76.7	69.1	63.9	70.6
Renter-Occupied Units						
White	112,952	8,882	2,550	2,479	2,316	1,537
Black	35,023	25	13	0	12	0
Asian	3,858	36	8	11	6	11
Hispanic	9,427	265	106	75	16	68
Median Value of Single-Family, Owner-Occupied Housing Units	\$36,000	\$26,129	\$22,600	\$26,900	\$41,600	\$20,900
Median Monthly Owner Costs						
With a Mortgage	\$407	\$368	\$619	\$331	\$422	\$318
Without a Mortgage	\$251	\$218	\$182	\$209	\$250+	\$176
Median Gross Rent	\$251	\$208	\$180	\$208	\$244	\$202
Median Contract Rent	\$191	\$132	\$114	\$136	\$159	\$119

Year Householder Moved Into Unit

Owner-Occupied

1970-1980

1960-1969

1950-1959

1949 or Earlier

Renter-Occupied

1975-1980

1970-1974

1960-1969

1959 or Earlier

Vacant Housing Units

For Sale Only

For Rent

Other Vacants

Boarded Up

City of Boston	Total East Bosto	Central & Maverick Sqs., Paris St. Flats (23)	Eagle Hill (24)	Harbor View, Orient Hgts. (25)	Jeffries Pt., Airport (26)
24,747	917	184	305	283	145
13,568	889	165	347	306	71
9,369	659	123	129	334	73
11,805	1,436	399	317	444	276
104,929	4,783	1,354	1,555	1,110	764
24,734	1,489	414	325	423	327
17,714	1,287	316	334	444	193
11,591	1,495	441	351	327	376
22,847	1,597	515	424	319	339
1,092	21	10	7	0	4
12,828	827	345	286	67	129
8,927	749	160	131	252	206
5,030	288	59	25	192	12

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census

Table

STRUCTURAL DATA FOR HOUSING BY NEIGHBORHOOD AREAS,
EAST BOSTON AND BOSTON, 1980

	City of Boston	Total East Boston	Central & Maverick Sqs., Paris St. Flats (23)	Eagle Hill (24)	Harbor View, Orient Hgts. (25)	Jeffries Pt., Airport (26)
Year Structure Built						
# Owner-Occupied Units						
1970-1980	59,489	3,901	871	1,098	1,367	565
1960-1969	590	13	0	0	7	6
1950-1959	4,214	35	0	5	30	0
1940-1949	5,311	126	17	6	103	0
1939 or Earlier	4,548	176	44	29	87	16
	44,826	3,551	810	1,058	1,140	543
# Renter-Occupied Units						
1970-1980	158,968	9,054	2,525	2,565	2,304	1,660
1960-1969	15,684	939	311	428	78	122
1950-1959	16,393	503	20	44	430	9
1940-1949	14,013	269	59	27	161	22
1939 or Earlier	19,716	836	452	130	186	68
	93,162	6,507	1,683	1,936	1,449	1,439
Stories in Structure						
1 to 3	171,023	13,316		3,678	3,884	2,100
4 to 6	51,201	1,043	3,654	236	111	451
7 or More	19,119	200	8	183	0	9
Units in Structure						
# Owner-Occupied						
1	59,489	3,901	871	1,098	1,367	565
2	29,887	1,077	151	274	507	145
3 & 4	13,447	957	140	287	433	97
5 or More	11,245	1,780	576	519	406	279
	4,803	87	4	18	21	44
# Renter-Occupied						
1	158,968	9,054	2,525	2,565	2,304	1,660
2	4,707	424	54	40	280	50
3 & 4	20,083	1,561	315	444	674	128
5 or More	46,031	4,912	1,474	1,486	992	960
	86,020	2,157	682	595	358	522

	City of Boston	Total East Boston	Central & Mayerick Sqs., Paris St. Flats	Eagle Hill	Harbor View, Orient Hgts.		Jeffries Pt., Airport
					(25)	(26)	
# Units without Full Plumbing	6,656	469	140	90	69	170	
% of Total Units	2.75	3.2	3.6	2.2	1.7	6.6	
# Owner-Occupied	952	119	27	27	32	33	
# Renter-Occupied	4,407	256	76	58	34	88	
# Vacant	1,297	94	37	5	3	49	
Rooms per Unit							
1	12,206	149	76	20	28	25	
2	20,611	511	163	182	59	107	
3	42,865	2,029	681	619	312	417	
4	51,271	3,874	1,214	1,037	794	829	
5 or More	114,351	7,989	1,787	2,218	2,800	1,184	

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U. S. Bureau of the Census. September 1983.

COMPOSITION OF EAST BOSTON HOUSEHOLDS:
1970 and 1980

	<u>1980</u>		<u>1970</u>		<u>1970-1980</u> Percent Change
	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	
All Occupied Households	100.0	12,944	100.0	12,851	0.7
Family	65.3	8,449	78.8	10,124	- 16.6
Married couple	45.6	5,903	61.1	7,847	- 24.8
with children under 18	20.0	2,590	32.7	4,197	- 38.3
Other family	19.7	2,546	17.7	2,277	11.8
Male householder	3.7	478	3.9	496	- 3.6
with children under 18	0.7	96	0.8	107	- 10.3
Female householder	16.0	2,068	13.9	1,781	16.1
with children under 18	8.8	1,139	6.7	867	31.4
Non-family	34.7	4,495	21.2	2,727	64.8
One Person	32.1	4,149			
Male Householder	12.0	1,553		882	
Female Householder	20.1	2,596		1,845	
65 years or more	13.0	1,682			
Two or More Persons	2.7	346			
Male Householder	1.6	203			
Female Householder	1.1	143			
65 years or more	0.3	34			

SOURCE: U.S. Bureau of the Census, Census of Population and Housing, STF 1, 1980 and First Count, 1970.

NOTE: The 1970 U.S. Census gives information for nonfamily households by sex, but does not separate single persons from two or more person households.

PROFILE OF THE POPULATION AND HOUSING IN CHARLESTOWN

Charlestown is a traditional, family neighborhood with a strong ethnic flavor--over 60 percent of its inhabitants are of Irish descent. Historically, Charlestown has been a blue-collar neighborhood, and until 1974 many residents worked at the Navy Yard. Like the North End and much of the rest of Boston, Charlestown's face has been changing in the past decade. It has experienced a drop in the number of families and a precipitous rise in the number of single-person households. Some of this change is due to the in-migration of professional- and managerial-level workers from elsewhere in the metropolitan region, who have not only altered the household composition of a stable family neighborhood, but also the economic picture in a working-class neighborhood.

At the time of the 1980 Census, the population of Charlestown was 13,364, down 13 percent since 1970, although the number of households had risen 9 percent. Ninety-nine percent of this population was white, and one percent was hispanic (mainly) and black. In 1980, 27 percent of Charlestown residents were under twenty, and another 21 percent were in their twenties. The next large cohort fell into the 35-54 year range (21 percent). Seventeen percent of the population in this area was over 60 at the time of the census. The median age was 30.7 years versus 28.9 years for Boston.

The population of Charlestown was fairly stable, as indicated by the high proportion (67 percent) which had lived at the same address for five years or more. Fifty-nine percent of the area's households were made up of families, down from 72 percent in 1970. During that decade nonfamily households increased from 28 percent to 41 percent of the

total. Thirty-six percent of Charlestown residents lived alone in 1980. (See Table ____).

The change in population has also affected school enrollment statistics. Whereas, in 1970, only 54 percent of Charlestown adults had completed high school, 64 percent had done so in 1980 (compared to 68 percent citywide). Again in part because of Charlestown's new professional class, 15 percent of Charlestown adults held college degrees in 1980.

As mentioned above, 36 percent of Charlestown residents lived alone and 27 percent of the neighborhood's households consisted of two people. Only 10 percent of the households in Charlestown had four members, and equal numbers of households had three or five members (14 percent each). This breakdown almost exactly matched the city household percentages: 37 percent, 29 percent, 9 percent, 14 percent and 11 percent, in order.

The neighborhood labor force was made up of 61 percent of those sixteen or older, and 92 percent of the civilian labor force was employed in 1980. The Charlestown labor force grew 6 percent from 1970 to 1980, thanks in part to the professional classes that moved into the neighborhood. In 1980, 20 percent of Charlestown's residents held managerial jobs, 38 percent were technical, sales or administrative staff, and 16 percent worked in the service industry. Only 24 percent were craftsmen or laborers. A look at 1970 and 1980 data shows that Charlestown residents holding white-collar jobs made up 24.7 percent of those employed in 1980, compared to 12.1 percent in 1970. In 1980, 18.6 percent of Charlestown residents were craftsmen and laborers, down from 27.7 percent in 1970. The service and finance sector grew at the expense of manufacturing from 26.9 percent in 1970 to 43.5 percent in

1980. In those ten years manufacturing, which provided 21.1 percent of the jobs available in 1970, shrank to the point where it only made up 13.1 percent of the Charlestown economy. The top three industries, in descending order, were manufacturing, retail trade and public administration.

As regards income, the division between families and unrelated individuals was predictably sharp and closely followed the Boston pattern. Thirty-one percent of families had incomes of between \$10,000 and \$20,000 and 19 percent earned between \$25,000 and \$35,000 annually. Slightly over a quarter (28 percent) of Charlestown resident families had incomes under \$10,000 in 1980 (vs. 31 percent of Boston families). An identical percentage of Boston families fell into the moderate-income range, 15 percent earned between \$25,000 and \$35,000 annually, and 12 percent made over \$35,000 per year (compared to 10 percent in Charlestown). Median family incomes for Boston and Charlestown were close (\$16,062 vs. \$16,938), and in Charlestown they kept up with inflation between 1969 and 1979. The Consumer Price Index (CPI) rose 94 percent in that period and family median incomes here increased 92 percent.

Among unrelated households, 57 percent earned less than \$10,000 per year--40 percent of these people earned less than \$5,000, suggesting a preponderance of elderly. Nineteen percent of nonfamily households had incomes in the \$10,000-\$15,000 range, and another 19 percent fell in the \$15,000-\$25,000 range. For Boston, the corresponding figures show that 68 percent of unrelated households had earnings of less than \$10,000 in 1979, 15 percent earned between \$10,000 and \$15,000, and 12 percent were in the next income category. In sum, unrelated individuals in

Charlestown fared better than those in Boston as a whole, thanks partly to the number of professionals among them.

Fifty percent of the families in Charlestown had children under 18, and 29 percent of these families were below the poverty line in 1979. Over half of the female householders (56 percent) had dependent children and virtually all (98 percent) of these families earned less than poverty-level incomes (the Boston proportion was 91 percent). Only 3 percent of aged individuals could be classed as poor in 1979.

In all, 16 percent of Charlestown families, and 19.7 percent of its unrelated residents, fell below the 1980 poverty line, compared to 16.7 percent of Boston families and 26.5 percent of unrelated Boston individuals. Eighteen percent of the neighborhood residents fell below the 200-percent-of-poverty level--the Boston rate was 20.2 percent.

The housing stock grew 20 percent (to 6,121 dwellings) between 1970 and 1980, thanks to rental construction necessitated by the increase in the number of households. Only 28 percent of the inventory was owner-occupied (although 32 percent of the occupied stock was) and 58 percent was rental. Fourteen percent of the stock in Charlestown was vacant in 1980. Nearly two-thirds (60 percent) of that was available for rent and only 2 percent of it was for sale. Seven percent of the total inventory in Charlestown was boarded up in 1980. These high rates of vacancy and dilapidation are explained--at least partly--by the many vacant and boarded-up units owned by the Boston Housing Authority, which operates a forty-year-old project of 1,149 apartments and a twelve-year-old development of 96 apartments for the elderly. The neighborhood rental vacancy rate in 1980 was 12.8, the second highest along the harbor.

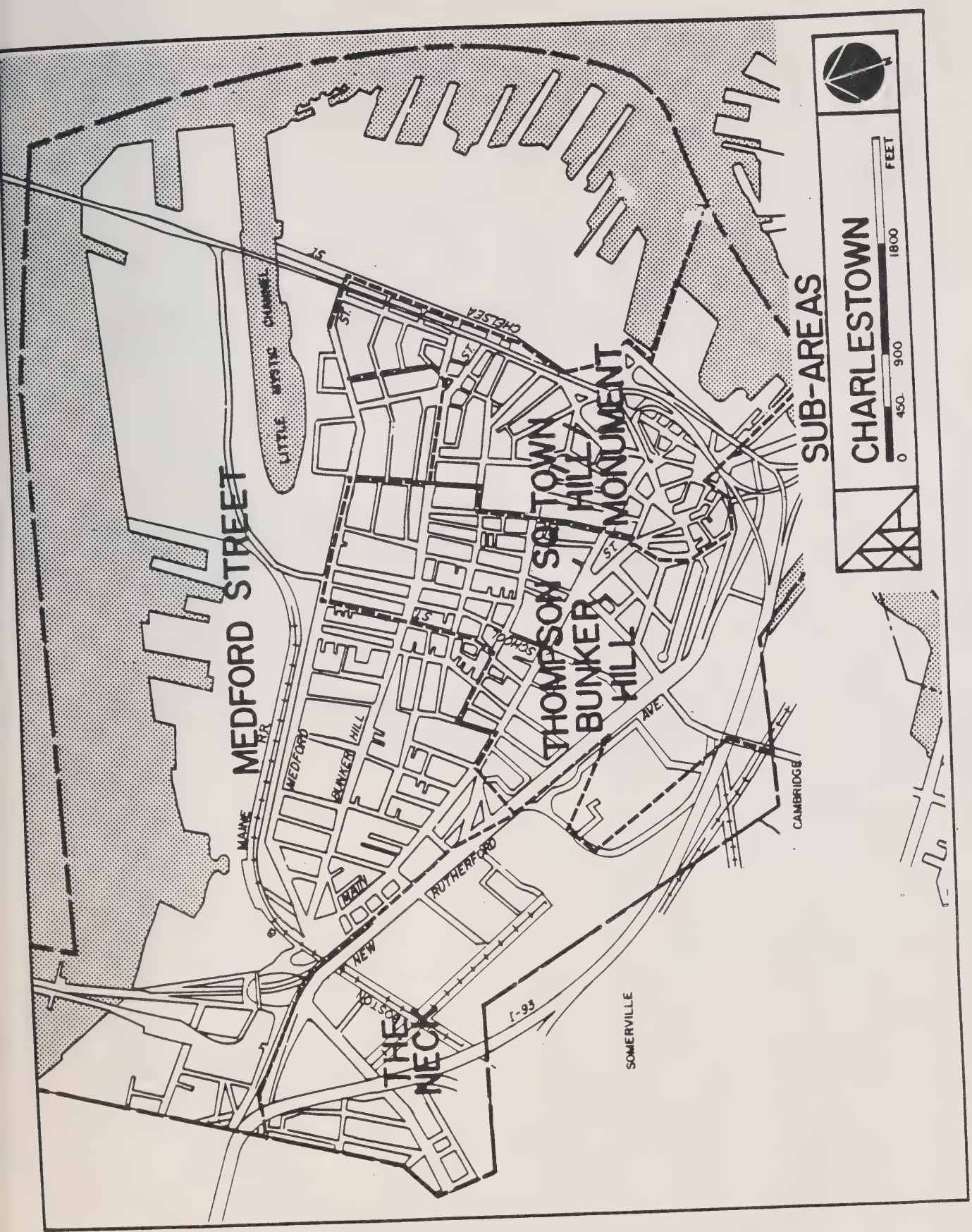
The incidence of incomplete plumbing in Charlestown was higher than in Boston overall (3.95 percent versus 2.75 percent, and higher than in all of the harbor neighborhoods except the North End. The dwellings in which the plumbing was deficient tended to be rental or vacant (48 percent and 45 percent respectively).

The majority of owner-occupied housing in Charlestown was single-family (54 percent), with a sizable percentage in duplexes (27 percent). By comparison, 8 percent of renters lived in single-family dwellings and 14 percent in duplexes. Seventeen percent of homeowners and 45 percent of renters lived in three- or four-unit buildings. Another third of Charlestown renters lived in buildings with five or more apartments. The median contract rent in 1980 was \$157, and the median gross rent was \$211. The median contract rent rose 12 percent (in real dollars) during the 1970s. House values also increased 53 percent in Charlestown in this period (again, in real terms) to a median of \$36,225 for single-family homes. Only the South End and Fenway-Kenmore districts registered greater increases in median single-family house values between 1970 and 1980 than did Charlestown.

What construction there was in Charlestown during the 1970s focused on rental housing: 16 percent of the rental stock was built during this decade, compared to only 4 percent of owner-housing. In 1980, 95 percent of owner-occupied dwellings pre-dated World War II, as opposed to only 66 percent of rental units. Fourteen percent of the rental stock was built between 1940 and 1960. Perhaps because of their age, and because Charlestown has traditionally been a residential neighborhood, residential structures there tend to be low--95 percent are no taller than three stories--and the dwellings in them are

spacious. Over a quarter of all units in 1980 consisted of four rooms, and 52 percent contained five rooms or more. The respective proportions for Boston overall are one-fifth and 47 percent.

Between 1979 and mid-1983 26 buildings (of 1-9 units) were converted into 93 condominiums around the neighborhood. Since 1980 another 370 dwelling units were added to the inventory through the conversion of commercial or industrial space (e.g., the Navy Yard). An additional 225 condominiums and apartments are expected to be completed in 1985, and a further 383 should open in 1986.



POPULATION DATA BY NEIGHBORHOOD AREAS,
CHARLESTOWN AND BOSTON, 1980

	City of Boston	Charlestown Total	Medford St., The Neck	Thompson Sq., Bunker Hill, Town Hill, Monument (6)
			(5)	
Total Persons	562,994	13,364	3,770	9,594
Race & Spanish Origin				
White	393,937	13,168	3,722	9,396
Black	126,229	26	8	18
Percent of Total	22.4	0.2	0.2	0.2
American Indian, Eskimo, Aleut	1,302	20	4	16
Asian & Pacific Islander	15,150	127	16	111
Other	26,376	73	20	53
Spanish Origin	36,068	124	23	101
Percent of Total	6.4	0.9	0.6	1.1
Age				
0-9 Yrs.	59,728	1,435	358	1,077
10-19	91,510	2,212	578	1,634
20-29	144,157	2,762	735	2,027
30-34	44,339	1,101	310	791
35-44	53,039	1,412	400	1,012
45-59	74,859	2,161	615	1,546
60-74	64,019	1,689	578	1,111
75+	31,343	592	196	396
Median Age	28.9	31	33.5	30.4
School Enrollment				
Persons 3 Years Old & Over	173,439	3,452	1,053	2,399
Enrolled in School				
Percent in				
Nursery School	2.4	3.0	1.8	3.5
Kindergarten & Elementary (1-8)	36.8	48.1	47.5	48.4
High School (1-4)	18.7	26.4	27.4	26.0
College	42.1	22.4	23.3	22.1
Persons 25 Years & Older				
Percent High School Graduates	68.4	63.9	63.3	64.2
Percent College Graduates	20.3	14.8	9.0	17.2

	City of Boston	Charlestown Total	Medford St., The Neck	Thompson Sq., Bunker Hill, Town Hill, Monument
			(5)	(6)
Number of Households	218,457	5,252	1,445	3,807
Number of Families	117,832	3,121	922	2,199
Families as a Percent of All Households	53.9	59.4	63.8	57.8
Female Householder, No Husband Present	35,018	881	193	688
Persons in Households				
1 Person	80,306	1,889	491	1,398
2 Persons	63,041	1,398	384	1,014
3 Persons	30,334	721	216	505
4 Persons	20,394	523	143	380
5 or More Persons	24,382	721	211	510
Persons 5 Years & Over	532,569	12,684	3,769	8,915
Percent Living in Same House in 1975 and 1980	52.9	67.1	69.9	65.9

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of Census.

LABOR FORCE DATA BY NEIGHBORHOOD AREAS,
CHARLESTOWN AND BOSTON, 1980

	City of Boston	Charlestown Total	Medford St., The Neck	Thompson Sq., Bunker Hill, Town Hill, Monument (6)
Labor Force			(5)	
Percent of Persons 16 Yrs. & Over	60.0	60.9	61.2	60.8
Unemployed				
Percent of Civilian Labor Force	6.1	7.7	9.5	6.9
Occupation				
Employed Persons 16 Yrs. & Over				
Managerial/Professional	256,047	5,965	1,730	4,235
Executive, Admin., Managerial	66,660	1,213	289	924
Professional	25,238	402	136	266
Technical, Sales, Admin. Support	41,422	811	153	658
Technicians	87,796	2,253	599	1,654
Sales	10,557	263	127	136
Admin. Support, including Clerical	18,788	369	62	307
Services	58,451	1,621	410	1,211
Farming, Fishing, Forestry	47,109	978	336	642
Precision Production, Craft, Repair	927	74	17	57
Operators, Fabricators, Laborers	19,772	473	151	322
Machine Operators, Assemblers	33,783	974	338	636
Transportation	17,320	321	94	227
Handlers, Helpers, Laborers	7,505	316	88	228
	8,958	337	156	181
Industry				
Agriculture, Fisheries, Forestry	658	39	0	39
Construction	8,132	236	102	134
Manufacturing	36,521	780	290	490
Transportation	12,130	437	134	303
Communication, Public Utilities	6,552	166	39	127
Wholesale Trade	7,096	257	98	159
Retail Trade	36,041	768	222	546
Finance, Insurance, Real Estate	23,079	667	154	513
Business & Repair Services	13,404	265	28	237
Entertainment, Recreation, Personal	10,696	225	68	157
Health Services	35,075	395	142	253
Educational Services	27,989	542	144	398
Public Administration	20,625	688	206	482

	City of Boston	Charlestown Total	Medford St., The Neck	Thompson Sq., Bunker Hill, Town Hill, Monument
			(5)	(6)
Mean Weeks Unemployment (Males)	15.2	19.1	19.8	18.4
Mean Weeks Unemployment (Females)	11.5	14.5	15.3	13.7
Number of Families	117,832	3,121	922	2,199
No Workers (in %)	19.1	18.3	10.4	21.7
1 Worker (in %)	31.8	32.1	41.6	28.1
2+ Workers (in %)	49.2	49.5	47.9	50.2

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U. S. Bureau of the Census.

INCOME DATA BY NEIGHBORHOOD AREAS,
CHARLESTOWN AND BOSTON, 1980

	City of Boston	Charlestown Total	Medford St., The Neck	Thompson Sq., Bunker Hill, Town Hill, Monument (6)
			(5)	
1979 Median Income of Families	\$16,062	\$16,934	\$19,242	\$15,697
1979 Median Income of Unrelated Individuals	\$5,877	\$7,576	\$6,925	\$7,421
Household Income Type in 1979				
# with Earnings	164,920	3,839	1,121	2,718
# with Social Security	53,113	1,446	465	981
# with Public Assistance	33,793	950	172	778
Poverty Status in 1979				
All Income Levels				
Families	117,832	3,121	922	2,199
With Children 18 Yrs. or Less	59,561	1,569	452	1,117
Female Householder	35,018	881	193	688
With Children 18 Yrs. or Less	22,380	490	63	427
Householder 65 Yrs. or More	20,066	486	183	303
1979 Income below Poverty Level				
Families	19,680	503	63	440
% below Poverty Level	16.7	16.1	6.8	20.0
With Children 18 Yrs. or Less	15,975	457	56	401
Female Householder	12,985	348	35	313
With Children 18 Yrs. or Less	11,806	342	35	307
Householder 65 Yrs. or More	1,476	14	0	14
Unrelated Individuals	37,725	501	76	425
% below Poverty Level	26.5	19.7	13.3	21.6
Percent of Persons below Poverty Level	20.2	18.1	9.1	21.8

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

HOUSING DATA BY NEIGHBORHOOD AREAS,
CHARLESTOWN AND BOSTON, 1980

	City of Boston	Charlestown	Medford St. The Neck	Thompson Sq., Bunker Hill, Town Hill, Monument (6)
	(5)	(6)	(7)	(8)
Year-Round Housing Units	241,304	6,121	1,607	4,514
Owner-Occupied Housing Units	59,504	1,685	723	962
Percent of Occupied Units	27.2	32.1	50.0	25.3
White	48,702	1,673	718	955
Black	8,845	0	0	0
Asian	879	5	1	4
Hispanic	1,351	8	4	4
Renter-Occupied Housing Units	158,953	3,567	722	2,845
Percent of Occupied Units	72.8	67.9	50.0	74.7
White	112,952	3,499	712	2,787
Black	35,023	6	0	6
Asian	3,858	34	4	30
Hispanic	9,427	35	4	31
Median Value of Single-Family, Owner-Occupied Housing Units	\$36,000	\$36,225	\$32,700	\$39,400
Median Single-Family, Monthly Owner Costs				
With a Mortgage	\$407	\$375	\$365	\$396
Without a Mortgage	\$251	\$184	\$174	\$199
Median Gross Rent	\$251	\$211	\$233	\$205
Median Contract Rent	\$191	\$157	\$161	\$156
Year Householder Moved Into Unit				
Owner-Occupied				
1970-1980	24,747	632	297	335
1960-1969	13,568	268	86	182
1950-1959	9,369	242	103	139
1949 or Earlier	11,805	543	246	297

	City of Boston	Charlestown	Medford St., The Neck	Thompson Sq., Bunker Hill, Town Hill, Monument
			(5)	(6)
Renter-Occupied				
1975-1980 .	104,929	2,086	451	1,635
1970-1974	24,734	669	85	584
1960-1969	17,714	449	96	353
1959 or Earlier	11,591	363	94	269
Vacant Housing Units	22,847	869	162	707
For Sale Only	1,092	18	6	12
For Rent	12,828	523	70	453
Other Vacant	8,927	328	86	242
Boarded Up	5,030	454	31	423

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

STRUCTURAL DATA FOR HOUSING BY NEIGHBORHOOD AREAS,
CHARLESTOWN AND BOSTON, 1980

Year Structure Built	City of Boston	Charlestown	Medford St., The Neck	Thompson Sq., Bunker Hill, Town Hill, Monument
			(5)	(6)
# Owner-Occupied Units				
1970-1980	59,489	1,685	732	953
1960-1969	590	71	54	17
1950-1959	4,214	15	0	15
1940-1949	5,311	0	0	0
1939 or Earlier	4,548	6	6	0
	44,826	1,593	672	921
# Renter-Occupied Units				
1970-1980	158,968	3,567	726	2,841
1960-1969	15,684	585	41	544
1950-1959	16,393	110	-	110
1940-1949	14,013	86	32	54
1939 or Earlier	19,716	433	50	383
	93,162	2,353	603	1,750
Stories in Structure				
1 to 3	171,023	5,789	1,564	4,225
4 to 6	51,201	326	51	275
7 or More	19,119	0	0	0
Units in Structure				
# Owner-Occupied				
1	59,489	1,685	732	953
2	29,887	914	452	461
3 & 4	13,447	448	192	256
5 or More	11,245	284	88	196
	4,803	40	0	40
# Renter-Occupied				
1	158,968	3,567	726	2,841
2	4,707	269	61	208
3 & 4	20,083	494	109	385
5 or More	46,031	1,600	468	1,132
	86,020	1,204	88	1,116

	City of Boston	Charlestown	Medford St., The Neck	Thompson St., Bunker Hill, Town Hill, Monument
			(5)	(6)
# Units without Full Plumbing	6,656	242	22	220
% of Total Units	2.75	3.95	1.36	4.87
# Owner-Occupied	952	17	6	11
# Renter-Occupied	4,407	117	5	102
# Vacant	1,297	108	1	107
Rooms per Unit				
1	12,206	86	12	74
2	20,611	198	37	161
3	42,865	1,050	259	791
4	51,271	1,605	340	1,265
5 or More	114,351	3,182	959	2,223

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

COMPOSITION OF CHARLESTOWN HOUSEHOLDS:
1970 and 1980

	<u>1980</u>		<u>1970</u>		<u>1970-1980</u> Percent Change
	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	
All Occupied Households	100.0	5,252		4,816	9.0
Family	58.9	3,096	71.6	3,448	- 10.2
Married couple	37.8	1,984	49.4	2,377	- 16.5
with children under 18	18.9	995	30.2	1,456	- 31.7
Other family	21.2	1,112	22.2	1,071	3.8
Male householder	3.8	202	4.5	217	- 6.9
with children under 18	0.7	38	0.9	42	- 9.5
Female householder	17.3	910	17.7	854	6.6
with children under 18	9.5	497	8.9	429	15.8
Non-family	41.1	2,156	28.4	1,368	57.6
One Person	36.0	1,889			
Male Householder	13.9	731		463	
Female Householder	22.0	1,158		905	
65 years or more	12.6	664			
Two or More Persons	5.1	267			
Male Householder	2.8	148			
Female Householder	2.3	119			
65 years or more	0.1	7			

SOURCE: U.S. Bureau of the Census, Census of Population and Housing, STF 1, 1980 and First Count, 1970.

NOTE: The 1970 U.S. Census gives information for nonfamily households by sex, but does not separate single persons from two or more person households.

PROFILE OF POPULATION AND HOUSING IN THE
NORTH END-WATERFRONT

Until the 1970s the North End was a densely populated, isolated section of Boston inhabited mainly by Italian working-class families. During that decade, thanks to its low rents and proximity to Downtown, the North End began to attract young white-collar individuals and couples. This change from a close-knit, ethnic neighborhood continues as the Downtown economy keeps growing and perpetuates a desire for adjacent housing.

Households in the area tend to be small, reflecting the prevalence of the elderly and of young professionals who have recently moved to the area. The North End is a moderate-income neighborhood, and although median incomes are higher here than citywide, there is still a large number of poor residents.

As a result of Boston's economic boom and Waterfront development, the population of the North End-Waterfront grew 7.2 percent during the 1970s. The number of households jumped 34 percent in this period and many contain only one or two people. The average household in the North End in 1980 consisted of 1.9 people (vs. 2.4 citywide). Ninety-seven percent of North End-Waterfront residents are caucasian, but small numbers of blacks and hispanics also live there. The turnover in the population is higher here than in other Harborpark neighborhoods or in Boston overall: only 51 percent of residents had lived in their homes for at least five years.

The largest proportion of inhabitants fell into the oldest category (21 percent) and there were large numbers of young adults in their early twenties (13 percent), which explains part of the rise in household

numbers. The 35-44 year-old and 45-54 year-old cohorts were also sizable (12 percent and 11 percent, respectively). Children and adolescents comprised 13 percent of the area population.

Unsurprisingly, given this low number of residents under 20, the North End-Waterfront is considerably older than the city in general: the median age is 35.6 compared to 28.9 citywide.

The North End has similar school enrollment patterns to Boston in the lower grades, but there are far more high school students in the North End than in the city overall and far fewer college students. Among adults aged 25 and more, the North End has a lower percentage of high school graduates (62.4 percent vs. Boston's 68.4 percent) but a higher percentage of college graduates (29.2 percent vs. 20.3 percent citywide), thanks to the large number of professional-level workers who have moved into the district.

In Boston and in every other harbor neighborhood families predominate, but in the North End and Waterfront nonfamily households outnumbered families 60 percent to 40 percent in 1980. Single-person households, whether elderly individuals or young professionals, made up 52 percent of the households. Only 19 percent of the neighborhood households had more than three members.

Seventy-two percent of the eligible population was in the work force in 1980--a far higher proportion than citywide or in any other harbor district--with 93 percent employment. Of those working, 35 percent were employed as managers/professionals, another 35 percent as technical, sales and administrative staff, and 11 percent as craftsmen and laborers.

Services and finance made up 44.5 percent of the economy and manufacturing represented 13.9 percent of it. The top three industries, in terms of numbers of employees, were retail trade, manufacturing and public administration.

Of 2,221 families in the North End and Waterfront, only 8 percent had incomes of less than \$5,000 in 1980, but 28 percent earned less than \$10,000 annually. Twenty-nine percent had annual earnings of between \$10,000 and \$20,000, and nearly a quarter fell into the \$20,000-\$35,000 category. The median family income in 1979 was \$16,848, nearly 5 percent higher than the Boston family median income.

Among unrelated households, which made up 60 percent of the households here, 27 percent earned less than \$5,000, and a total of 49 percent had incomes of less than \$10,000. Twenty-one percent of nonfamily households fell into the \$10,000-\$15,000 range, and another 18 percent earned up to \$25,000.

The poverty rate for families, 28 percent of which included children under 18, was 10 percent.

Over one-third (35 percent) of female householders in the North End had children under the age of 18, compared to 64 percent of female householders citywide. Of these families, 77 percent in the North End fell below the poverty line, a significant proportion that is nonetheless much lower than the citywide figure of 91 percent. Eleven percent of elderly families in the North End are poor versus 7 percent in Boston. For nonfamily households the poverty rate was 16.6 percent, the lowest among the seven harbor neighborhoods, and 18 percent lower than the city rate of 20.2 percent. One reason the North End has lower poverty rates than the City of Boston is the influx of professionals;

another may be the higher proportion of workers in each family: 19 percent of Boston families have no worker versus only 15 percent in the North End. Overall, however, one-third of North End-Waterfront residents live below the 200-percent-of-poverty level.

Housing in the North End differs from the city stock in degree: it is older, more likely to be rental and in a medium-rise building. Rental units are also scarcer in this neighborhood than in Boston overall, and they no longer cost less than apartments elsewhere in the city.

During the 1970s the housing stock was expanded by 30.5 percent, but still only 15 percent of the units were owner-occupied in 1980. The neighborhoods were 99 percent white and 1 percent hispanic at that time.

Nine percent of the housing stock was vacant in 1980 and the rental vacancy rate was 6.8 percent. Ten percent of the vacant stock in the neighborhood was boarded up. North End housing in 1980 had the highest proportion of incomplete plumbing of any harbor neighborhood (8.3 percent). These units were to be found mainly in rental properties (81 percent).

Little of the owner-occupied housing was in single-family houses (8 percent); 35 percent could be found in 3-4 unit buildings and 52 percent in structures with at least five apartments. Virtually all renters lived in buildings containing three apartments or more, with 70 percent in buildings of at least five units. The median contract rent in the neighborhood was \$187 in 1980--the highest of the harbor area, and just slightly below the city figure--and the median gross rent was \$242. Housing values for single-family dwellings were far higher in the North End than in Boston--\$53,500 versus \$36,000.

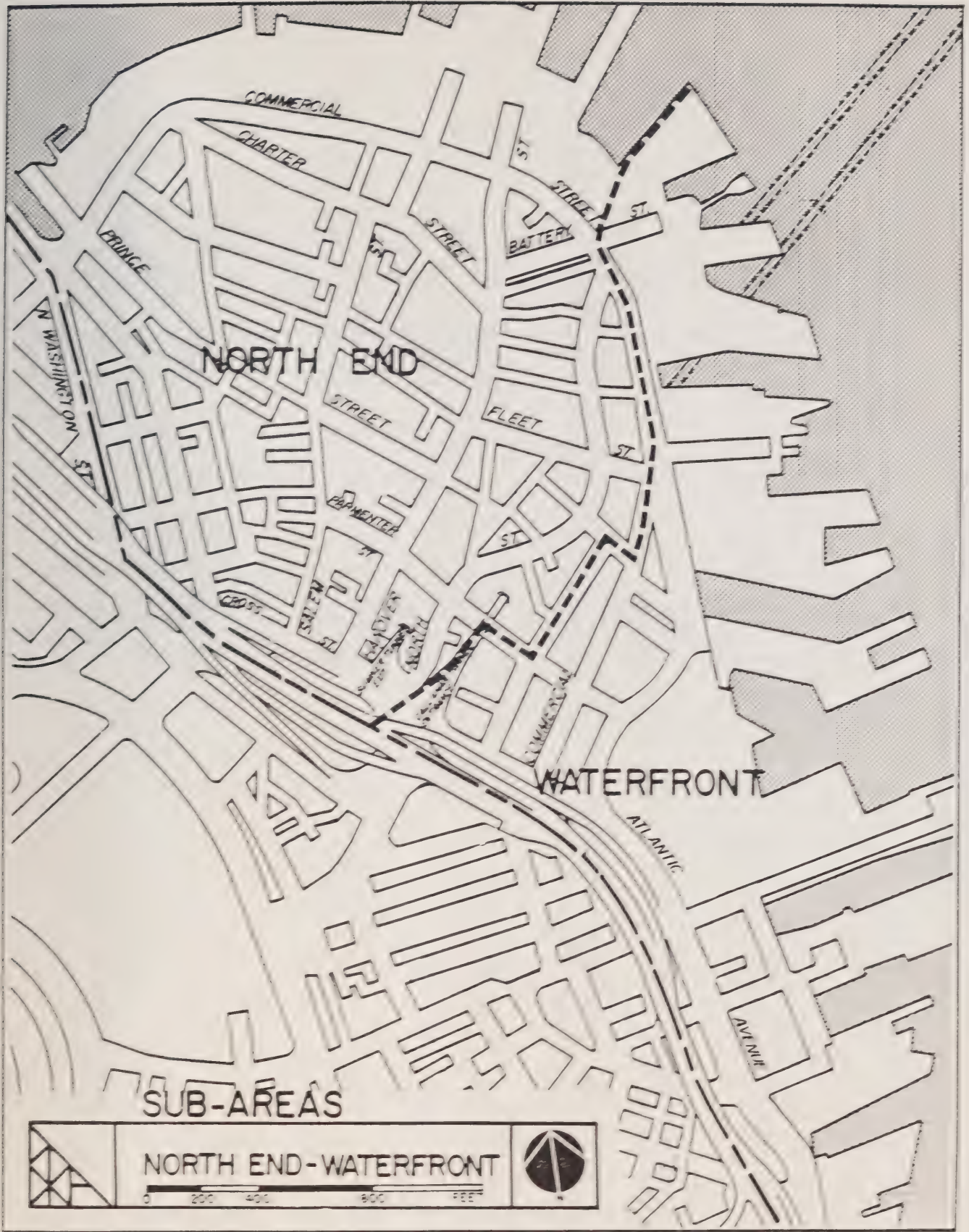
More than a third of owner-occupied dwellings are in buildings of three or four units, and 52 percent are in buildings with five or more. Renters live in similar structures but in greater numbers: 29 percent of them live in buildings containing three or four dwellings and 70 percent are in buildings of five apartments or more. Housing units in the North End tend to be of the same size as those in Boston overall--85 percent and 86 percent, respectively, consist of three or more rooms.

Because of the density of the neighborhood only 36 percent of residential units were in buildings of less than four stories in 1980, and 51 percent were in structures of between four and six stories.

Construction of owner-occupied housing in the North End-Waterfront has occurred sporadically in the past forty years; thus 96 percent of the owner-occupied stock in 1980 was built before 1939.* Considerable residential development has taken place in the North End since the mid-1970s (when interest in the district increased). In 1979, a condominium development opened and 120 condominiums were created out of one-time industrial space along the Waterfront in 1980. An additional 191 condominiums are on line for 1985.

Rental apartments have been constructed here with some regularity, and 15 percent of the 1980 total was built during the 1970s. Two apartment complexes and a housing project for the aged were completed in 1976. A second project for the elderly was built in 1977, and an apartment building opened in 1978. Slightly over three-quarters of the rental units in the neighborhood were built by 1939, compared to 59 percent for the city.

* The city percentage was three-quarters.



POPULATION DATA BY NEIGHBORHOOD AREAS,
NORTH END/WATERFRONT AND BOSTON, 1980

	City of Boston	North End, Waterfront (48)
Total Persons	562,994	10,859
Race & Spanish Origin		
White	393,937	10,615
Black	126,229	132
Percent of Total	22.4	1.2
American Indian, Eskimo, Aleut	1,302	8
Asian & Pacific Islander	15,150	48
Other	26,376	56
Spanish Origin	36,068	181
Percent of Total	6.4	1.7
Age		
0-9 Yrs.	59,728	431
10-19	91,510	971
20-29	144,157	2,851
30-34	44,339	1,100
35-44	53,039	1,323
45-59	74,859	1,919
60-74	64,019	1,658
75+	31,343	636
Median Age	28.9	35.6
School Enrollment		
Persons 3 Years Old & Over	173,439	1,567
Enrolled in School		
Percent in		
Nursery School	2.4	2.1
Kindergarten & Elementary (1-8)	36.8	35.7
High School (1-4)	18.7	25.3
College	42.1	36.9
Persons 25 Years & Over		
Percent High School Graduates	68.4	62.4
Percent College Graduates	20.3	29.2

	City of Boston	North End/ Waterfront (48)
Number of Households	218,457	5,598
Number of Families	117,832	2,221
Families as a Percent of All Households	53.9	39.7
Female Householder, No Husband Present	35,018	363
Persons in Households		
1 Person	80,306	2,897
2 Persons	63,041	1,625
3 Persons	30,334	552
4 Persons	20,394	310
5 or More Persons	24,382	214
Persons 5 Years & Over	532,569	10,692
Percent Living in Same House in 1975 and 1980	52.9	50.8

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census, 1980.

Labor Force Data by Neighborhood Areas,
North End/Waterfront and Boston, 1980

	City of Boston	North End/ Waterfront (48)
Labor Force		
Percent of Persons 16 Yrs. & Over	60.0	71.6
Unemployed		
Percent of Civilian Labor Force	6.1	7.3
Occupation		
Employed Persons 16 Yrs. & Over		
Managerial, Professional	256,047	6,071
Executive, Admin., Managerial	66,660	2,113
Professional	25,238	1,136
Technical, Sales, Admin. Support	41,422	977
Technicians	87,796	2,153
Sales	10,557	188
Admin. Support, including Clerical	18,788	612
Services	58,451	1,353
Farming, Fishing, Forestry	47,109	834
Precision Production, Craft, Repair	927	45
Operators, Fabricators, Laborers	19,772	231
Machine Operators, Assemblers	33,783	695
Transportation	17,320	379
Handlers, Helpers, Laborers	7,505	90
	8,958	226
Industry		
Agriculture, Fisheries, Forestry	658	30
Construction	8,132	174
Manufacturing	36,521	844
Transportation	12,130	340
Communication, Public Utilities	6,552	129
Wholesale Trade	7,096	153
Retail Trade	36,041	891
Finance, Insurance, Real Estate	23,079	720
Business & Repair Services	13,404	297
Entertainment, Recreation, Personal	10,696	307
Health Services	35,075	383
Educational Services	27,989	429
Public Administration	20,825	806

	City of Boston	North End/ Waterfront (48)
Mean Weeks Unemployment (Males)	15.2	17.8
Mean Weeks Unemployment (Females)	11.5	12.6
Number of Families	117,832	2,221
No Workers (in %)	19.1	15.1
1 Worker (in %)	31.8	35.0
2+ Workers (in %)	49.2	49.8

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U. S. Bureau of the Census.

INCOME DATA BY NEIGHBORHOOD AREAS,
NORTH END/WATERFRONT AND BOSTON, 1980

	City of Boston	North End/ Waterfront (48)
1979 Median Income of Families	\$16,062	\$16,848
1979 Median Income of Unrelated Individuals	\$5,877	\$10,315
Household Income Type in 1979		
# with Earnings	164,920	4,457
# with Social Security	53,113	1,372
# with Public Assistance	33,793	493
Poverty Status in 1979		
All Income Levels		
Families	117,832	2,221
With Children 18 Yrs. or Less	59,561	630
Female Householder	35,018	363
With Children 18 Yrs. or Less	22,380	126
Householder 65 Yrs. or More	20,066	532
1979 Income below Poverty Level		
Families	19,680	227
% below Poverty Level	16.7	10.2
With Children 18 Yrs. or Less	15,975	119
Female Householder	12,985	82
With Children 18 Yrs. or Less	11,806	63
Householder 65 Yrs. or More	1,476	57
Unrelated Individuals	37,725	647
% below Poverty Level	26.5	16.6
Percent of Persons below Poverty Level	20.2	12.9

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

HOUSING DATA BY NEIGHBORHOOD AREAS,
NORTH END/WATERFRONT AND BOSTON, 1980

	City of Boston	North End, Waterfront (48)
Year-Round Housing Units	241,304	6,168
Owner-Occupied Housing Units	59,504	896
Percent of Occupied Units	27.2	16.0
White	48,702	890
Black	8,845	0
Asian	879	3
Hispanic	1,351	8
Renter-Occupied Housing Units	158,953	4,702
Percent of Occupied Units	72.8	84.2
White	112,952	4,619
Black	35,023	32
Asian	3,858	24
Hispanic	9,427	58
Median Value of Single Family, Owner-Occupied Housing Units	\$36,000	\$53,500
Median Monthly Owner Costs		
With a Mortgage	\$407	\$521
Without a Mortgage	\$251	\$247
Median Gross Rent	\$251	\$242
Median Contract Rent	\$191	\$187
Year Householder Moved Into Unit		
Owner-Occupied		
1970-1980	24,747	504
1960-1969	13,568	107
1950-1959	9,369	116
1949 or Earlier	11,805	167
Renter-Occupied		
1975-1980	104,929	2,936
1970-1974	24,734	570
1960-1969	17,714	448
1959 or Earlier	11,591	772

Vacant Housing Units
 For Sale Only
 For Rent
 Other Vacant
 Boarded Up

City of	North End/ Waterfront
Boston	(48)
22,847	567
1,092	75
12,828	319
8,927	173
5,030	55

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

STRUCTURAL DATA FOR HOUSING BY NEIGHBORHOOD AREAS,
NORTH END/WATERFRONT AND BOSTON

Year Structure Built	City of Boston	North End/ Waterfront (48)
# Owner-Occupied Units		
1970-1980	59,489	894
1960-1969	590	22
1950-1959	4,214	0
1940-1949	5,311	14
1939 or Earlier	4,548	0
	44,826	858
# Renter-Occupied Units		
1970-1980	158,968	4,726
1960-1969	15,684	732
1950-1959	16,393	125
1940-1949	14,013	63
1939 or Earlier	19,716	147
	93,162	3,659
Stories in Structure		
1 to 3	171,023	2,200
4 to 6	51,201	3,149
7 or More	19,119	843
Units in Structure		
# Owner-Occupied		
1	59,489	894
2	29,887	69
3 & 4	13,447	47
5 or More	11,245	315
	4,803	463
# Renter-Occupied		
1	158,968	4,726
2	4,707	6
3 & 4	20,083	57
5 or More	46,031	1,372
	86,020	3,291

Units without Full Plumbing

% of Total Units

Owner-Occupied

Renter-Occupied

Vacant

Rooms per Unit

1

2

3

4

5 or More

City of
Boston

North End/
Waterfront
(48)

6,656

2.75

952

4,407

1,297

510

8.3

29

415

66

12,206

20,611

42,865

51,271

114,351

133

730

2,026

1,931

1,345

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

PROFILE OF THE POPULATION AND HOUSING IN SOUTH BOSTON

South Boston consists of four subneighborhoods with similar numbers of households and ethnic makeup, but the population in these subareas varies in median age, level of educational attainment and stability. South Boston is an old traditional neighborhood inhabited primarily by blue-collar families of Irish descent. Historically, South Boston residents have found work in harbor-related industries and, as these have declined, so have employment and the living standard in the community. Because of this lack of opportunity, South Boston residents are less likely to join the work force than other Harborpark inhabitants. Even among the relatively small percentage who do look for work in South Boston, the level of unemployment is high.

South Boston lost 21 percent of its inhabitants and 6 percent of its households during the 1970s. Only Columbia-Savin Hill-Columbia Point suffered greater losses in that period. Despite the exodus, South Boston registered the second largest population along the harbor in 1980, and 68 percent of that population had been living in the neighborhood five years or longer. At the time of the last census, South Boston was 98.9 percent caucasian, .5 percent hispanic and 1 percent Asian and black.

A large proportion of the 1980 population was under 20 (27 percent), 18 percent was in their twenties and 21 percent was over 60--all of which means that a relatively small proportion of the 1980 population was between 30 and 59 (17 percent). Median ages in the four subneighborhoods range from 32 to 38, and the median age for South Boston in 1980 was 35.4 years (compared to 28.9 years citywide).

Over half of the children attending school in 1980 were in elementary school and just over one quarter went to high school. Eighteen percent of those enrolled in school attended college in 1980 but the percentage of South Boston adults who had graduated from college by 1980 was low (7 percent vs. 20 percent citywide). Actually the high school graduation rate for this area was lower than in most harbor communities and in Boston (61.5 percent vs. 68.4 percent citywide). Only East Boston and Fields Corner East had lower education levels than South Boston in 1980.

Of the 12,626 households in South Boston, 58 percent were families compared to 67 percent in 1970. This decrease marks a 20 percent drop in the number of family households, encompassing a 29 percent decline in the number of couples (and a 41 percent drop in the number of couples with dependent children) and a slight rise in the number of other family households. Single males with children under 18 made up 1 percent of the family population in 1980, whereas single women with young children accounted for 11 percent of family households.

Forty percent of South Boston households in 1980 were single individuals and 27 percent consisted of two people. Four-member households represented the smallest category, with 9 percent of the total. In all, 33 percent of neighborhood households consisted of three or more members.

South Boston had the lowest percentage of eligible residents in the labor force of any harbor neighborhood (52 percent), but 90 percent of those were working in 1980. Thirteen percent worked as managers and professionals, 36 percent as technical, sales or administrative staff, and 31 percent as craftsmen or laborers. South Boston is more dependent

on manufacturing as a source of employment (17 percent of jobs held) than other harbor communities. Without a shift to other industries, South Boston lost 16 percent of its work force during the 1970s. This figure surpasses by far the numbers available for other communities along the waterfront, and exceeds the city average by 13 percent. Prime sources of employment in South Boston, as of 1980, were manufacturing, public administration (15 percent of jobs) and retail trade (13 percent of jobs). In the Columbus Park-Andrew Square and D Street-West Broadway districts health services replace public administration as the third largest employer.

Whereas the Boston average for families without a breadwinner was 19 percent in 1980, in South Boston the figure stood at 22 percent. That number obscures the situation in individual subneighborhoods: the percent of families without an earner ranges from 14 percent in City Point to 35 percent in Columbus Park-Andrew Square--the highest proportion of nonworkers in the Harborpark study area. A sizable population of elderly may help account for this figure.

Sixteen percent of South Boston families earned less than \$5,000 annually. A total of one-third had incomes of under \$10,000, and another third (32 percent) earned between \$10,000 and \$20,000. Twelve percent fell in the \$20,000-\$25,000 category and 13 percent in the \$25,000-\$35,000 range. One reason for the low incomes in South Boston--aside from unemployment--was the high proportion of social security recipients. Of the households with incomes in 1979, 28 percent received social security payments, a number equal (surprisingly) to that in Neponset-Port Norfolk, and only one percentage point lower than that in Fields Corner East (the city rate was 23 percent). South Boston and

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Fields Corner East had equal proportions of welfare recipients at that time (18 percent versus 15 percent citywide).

Forty-nine percent of South Boston families included young children and 59 percent of single mothers had dependent children. One-fifth of South Boston families fell below the poverty level in 1980, including 31 percent of those with dependent children. The city rates in 1980 were 17 percent and 27 percent, respectively, and no other harbor district had such a high proportion of poor families. Forty-two percent of female heads of household in South Boston lived below the poverty level in 1979 (vs. 37 percent citywide), and 62 percent of female householders with children under 18 did as well. In Boston overall, 53 percent of single mothers were poor in 1980. The high rate of single mothers here probably stems more from separation and divorce than from widowhood, although that too may contribute. Poverty was also more prevalent among aged South Boston residents than among Bostonians in general, with 11 percent and 7 percent rates, respectively.

Forty-six percent of unrelated households had earnings of less than \$5,000 in 1980, and a total of 75 percent had incomes of under \$10,000 annually. Only 13 percent fell in the \$10,000-\$15,000 range, and 10 percent earned between \$15,000 and \$25,000 per year. Twenty-three percent of unrelated individuals in South Boston fell below the poverty line, compared to a 27 percent rate for the city as a whole.

Overall, 19.5 percent of South Boston residents lived below the poverty line in 1980, as did 20.2 percent of Bostonians. No other harbor community registered such a high incidence of poverty, although both Charlestown and Fields Corner East showed rates of 18 percent.

The housing stock of South Boston is primarily wood-frame and old (pre-dating 1939). The high cost of maintaining and repairing old frame houses would necessitate higher rents than most tenants could pay. This situation, in tandem with the encroachment of industrial uses on some residential areas, has caused many houses to be abandoned and, later, vandalized, razed or torched. Both the owner and renter inventories are older than the city average but newer than the stock in most other harbor communities. In keeping with the primarily residential, family nature of most of South Boston, a high percentage of residential structures are low-rise (93 percent are no higher than three stories).

The housing inventory in South Boston shrank 1.4 percent during the 1970s and stood at 14,055 in 1980. One-tenth of these units were vacant at that time and, of the occupied remainder, 26 percent were owner-occupied and 74 percent were renter-occupied. The proportions closely approximate those for the city as a whole: 27 percent owner-occupied, 73 percent renter-occupied.

As mentioned earlier, 10 percent of the inventory was vacant in 1980 (as opposed to 9 percent citywide), 19 percent of it boarded up and 63 percent available to lease. A small proportion (2.5 percent) of the stock lacked some necessary plumbing, and could be found mainly in the rental sector (56 percent) and vacant buildings (26 percent).

Housing values in South Boston are fairly low. The median house value was only \$23,887 in 1980, a figure surpassed in all of the other harbor districts except Fields Corner East (the Boston average was \$36,000). Rents were also far lower in South Boston than elsewhere along the harbor or in the city generally (city median contract rent was

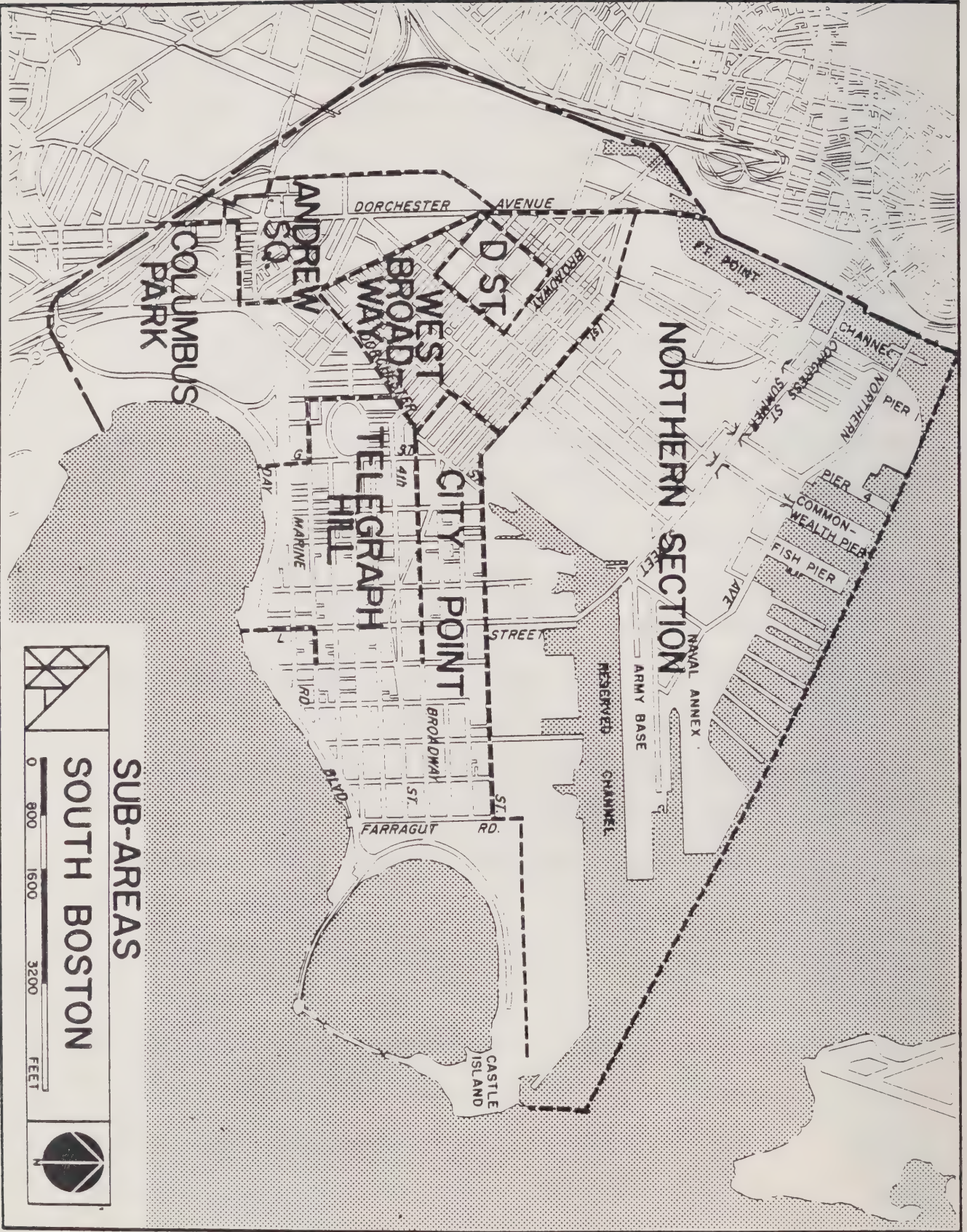
\$191 vs. \$123 in South Boston, and Boston median gross rent was \$251 compared to \$178 in South Boston).

Nearly equal numbers of owners moved into their dwellings during the 1970s and before 1950 (33 percent and 34 percent, respectively). Tenants, on the other hand, followed the usual renter pattern of mobility: just over half (52 percent) of South Boston tenants had been living in the same apartment for five years at most, and another 19 percent had moved into their home between five and ten years earlier.

Almost all (94 percent) of the owner-occupied stock in South Boston was built before 1940, and construction has declined steadily during the past decades, from 112 units in the 1940s to six dwellings in the 1970s. Rental housing is, on the whole, newer than in most harbor communities--two-thirds (68 percent) of it was erected prior to World War II and construction dropped sharply thereafter. Nineteen percent of the rental inventory was built in the 1940s, 5 percent in the 1950s, and 4 percent in the 1960s and in the 1970s. Between 1981 and 1984, 195 dwellings were added to the housing stock through the conversion of other structures. A further 320 units--mainly rehabilitated public housing--will be completed in 1985, and a large school will be converted into housing in 1986.

Forty-four percent of homeowners lived in single-family homes, 22 percent in duplexes, and 30 percent in three- and four-unit buildings. Renters were concentrated in buildings with three or four apartments (46 percent) or with five units or more (37 percent). Housing units tend to be spacious: in 1980 48 percent consisted of at least five rooms, and another 29 percent of four rooms. Only four percent of South Boston dwellings had fewer than three rooms. Nonetheless, the proportion of

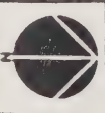
large (five rooms or more) units was higher in every other harbor district except the North End.



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SUB-AREAS

SOUTH BOSTON



POPULATION DATA BY NEIGHBORHOOD AREAS,
SOUTH BOSTON AND BOSTON, 1980

	City of Boston	Total South Boston	All			
			City Point (56)	Columbus Park, Andrew Square (57)	D Street, West Broadway Northern Section (58)	Telegraph Hill (60)
Total Persons	562,994	30,396	8,658	6,736	6,319	8,683
Race & Spanish Origin						
White	393,937	30,067	8,594	6,643	6,239	8,591
Black	126,229	15	2	5	8	8
Percent of Total	22.4	.05	-	0.1	0.1	0.1
American Indian, Eskimo, Aleut	1,302	68	6	29	19	14
Asian & Pacific Islander	15,150	154	24	54	32	44
Other	26,376	92	32	10	24	26
Spanish Origin	36,068	160	43	28	47	42
Percent of Total	6.4	0.5	0.5	0.4	0.7	0.5
Age						
0-9 Years	59,728	3,230	930	736	763	801
10-19	91,510	5,005	1,221	1,183	1,136	1,165
20-29	144,157	5,521	1,677	1,146	1,124	1,574
30-34	44,339	896	617	326	334	542
35-44	53,039	1,168	824	579	606	781
45-59	74,859	2,883	1,619	1,116	1,170	1,525
60-74	64,019	4,669	1,290	1,083	879	1,417
75+	31,343	1,678	480	567	307	878
Median Age	28.9	35.4	34.1	34.6	32.0	38.3
School Enrollment						
Persons 3 Years Old & Over	173,439	6,916	1,817	1,612	1,602	1,885
Enrolled in School						
Percent in						
Nursery School	2.4	4.0	3.2	3.9	6.6	2.8
Kindergarten & Elementary (1-8)	36.8	52.0	51.5	57.0	53.4	47.1
High School (1-4)	18.7	26.4	23.6	27.7	28.9	25.8
College	42.1	17.6	21.7	11.4	11.2	24.3

	City of Boston	Total South Boston	All		
			City Point	Columbus Park, Andrew Square	D Street, West Broadway, Hill
			(56)	(57)	(60)
Persons 25 Years & Older					
Percent High School Graduates	68.4	61.5	70.6	51.5	48.4
Percent College Graduates	20.3	6.9	9.6	2.9	5.9
Number of Households	218,457	12,626	3,546	2,961	2,646
Number of Families	117,832	7,339	2,172	1,627	1,471
Families as a Percent of All Households	53.9	58.1	61.3	54.9	55.6
Female Householder, No Husband Present	35,018	2,412	471	773	688
Persons in Households					
1 person	80,306	5,014	1,255	1,300	1,145
2 persons	63,041	3,390	1,038	777	625
3 persons	30,334	1,741	521	367	356
4 persons	20,394	1,085	342	234	187
5+ persons	24,382	1,396	390	283	333
Persons 5 Years & Over	532,569	28,696	8,147	6,345	6,023
Percent Living in Same House in 1975 and 1980	52.9	67.5	62.3	70.5	72.2
					66.8

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

LABOR FORCE DATA BY NEIGHBORHOOD AREAS,
SOUTH BOSTON AND BOSTON, 1980

	City of Boston	Total South Boston	City Point (56)	Columbus Park Andrew Square (57)	D Street, West Broadway, Northern Section (58)	Telegraph Hill (60)
Labor Force						
Percent of Persons 16 Yrs. & Over	60.0	52.4	62.3	42.9	44.7	55.1
Unemployed						
Percent of Civilian Labor Force	6.1	7.7	3.9	9.5	10.4	6.1
Occupation						
Employed Persons 16 Yrs. & Over	256,047	11,983	4,221	2,048	2,016	3,698
Managerial/Professional	66,660	1,548	574	227	216	531
Executive, Admin., Managerial	25,238	727	276	110	85	256
Professional	41,422	821	298	117	131	275
Technical, Sales, Admin. Support	87,796	4,293	1,667	626	658	1,342
Technicians	10,557	346	143	49	52	102
Sales	18,788	534	191	76	104	163
Admin. Support, including Clerical	58,451	3,413	1,333	501	502	1,077
Services	47,109	2,350	715	500	436	699
Farming, Fishing, Forestry	927	38	6	11	14	7
Precision Production, Craft, Repair	19,772	1,296	513	183	182	418
Operators, Fabricators, Laborers	33,783	2,458	746	501	510	701
Machine Operators, Assemblers	17,320	1,189	375	227	283	304
Transportation	7,505	537	147	133	96	161
Handlers, Helpers, Laborers	8,958	732	224	141	131	236
Industry						
Agriculture, Fisheries, Forestry	658	13	0	0	13	0
Construction	8,132	412	130	51	66	165
Manufacturing	36,521	2,081	684	468	367	562
Transportation	12,130	924	312	151	123	338
Communication, Public Utilities	6,552	525	214	89	61	161
Wholesale Trade	7,096	575	200	113	100	162
Retail Trade	36,041	1,544	473	308	252	511
Finance, Insurance, Real Estate	23,079	979	419	103	125	332
Business & Repair Services	13,404	416	137	124	57	98
Personal, Entertainment, Recreation	10,696	432	116	110	113	93
Health Services	35,075	1,124	395	174	265	290
Educational Services	27,989	658	254	94	95	215
Public Administration	20,825	1,746	652	167	247	680

	City of Boston	Total South Boston	City Point (56)	Columbus Park Andrew Square (57)	D Street, West Broadway, Northern Section (58)	Telegraph Hill (60)
Mean Weeks Unemployment (Males)	15.2	20.4	18.7	22.4	22.1	18.3
Mean Weeks Unemployment (Females)	11.5	15.2	14.8	12.0	15.9	18.2
Number of Families	117,832	7,339	2,172	1,627	1,471	2,069
No Workers (in %)	19.1	21.7	13.5	34.5	29.7	14.5
1 Worker (in %)	31.8	35.4	32.7	33.9	38.2	37.4
2+ Workers (in %)	49.2	42.9	53.8	31.6	32.1	48.1

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U. S. Bureau of the Census.

INCOME DATA BY NEIGHBORHOOD AREAS,
SOUTH BOSTON AND BOSTON, 1980

	City of Boston	Total South Boston	City Point (56)	Columbus Park Andrew Square (57)	D Street, West Broadway, Northern Section (58)	Telegraph Hill (60)
1979 Median Income of Families	\$16,062	\$15,311	\$19,091	\$10,009	\$9,891	\$19,235
1979 Median Income of Unrelated Individuals	\$5,877	\$5,663	\$8,320	\$4,315	\$4,988	\$6,085
Household Income Type in 1979						
# with Earnings	164,920	8,097	2,628	1,549	1,469	2,451
# with Social Security	53,113	4,188	977	1,122	890	1,199
# with Public Assistance	33,793	2,676	359	980	916	421
Poverty Status in 1979						
All Income Levels						
Families	117,832	7,339	2,172	1,627	1,471	2,069
With Children 18 Yrs. or Less	59,561	3,615	948	937	772	958
Female Householder	35,018	2,412	471	773	688	480
With Children 18 Yrs. or Less	22,380	1,421	257	539	412	213
Householder 65 Yrs. or More	20,066	1,154	280	271	246	357
1979 Income below Poverty Level						
Families	19,680	1,434	253	552	406	223
% below Poverty Level	16.7	19.9	11.6	33.9	27.6	10.8
With Children 18 Yrs. or Less	15,975	1,127	216	434	351	126
Female Householder	12,985	1,004	181	423	292	108
With Children 18 Yrs. or Less	11,806	886	173	376	264	73
Householder 65 Yrs. or More	1,476	132	19	45	21	47
Unrelated Individuals	37,725	1,396	227	488	395	286
% below Poverty Level	26.5	22.5	14.7	32.9	25.9	17.6
Percent of Persons below Poverty Level	20.2	19.5	11.6	32.9	30.3	11.2

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

Table

HOUSING DATA BY NEIGHBORHOOD AREAS,
SOUTH BOSTON AND BOSTON, 1980

	City of Boston	Total South Boston	All			
			City Point (56)	Columbus Andrew Square (57)	D Street West Broadway, Northern Section (58)	Telegraph Hill (60)
Year-Round Housing Units	241,304	14,055	3,827	3,222	3,306	3,700
Owner-Occupied Housing Units	59,504	3,326	1,113	389	607	1,217
Percent of Occupied Units	27.2	26.3	31.4	13.1	22.9	35.0
Owner-Occupied Units						
White	48,702	3,298	1,107	385	600	1,206
Black	8,845	0	0	0	0	0
Asian	879	13	2	4	2	5
Hispanic	1,351	13	5	1	2	5
Renter-Occupied Housing Units	158,953	9,300	2,433	2,572	2,039	2,256
Percent of Occupied Total	72.8	73.6	68.6	86.8	77.0	64.9
Renter-Occupied Units						
White	112,952	9,216	2,416	2,546	2,017	2,237
Black	35,023	0	0	0	0	0
Asian	3,858	36	5	12	10	9
Hispanic	9,427	45	8	9	17	11
Median Value of Single-Family, Owner-Occupied Housing Units	\$36,000	\$23,887	\$28,900	\$20,700	\$16,700	\$27,600
Median Contract Rent	\$191	\$129	\$158	\$95	\$103	\$153
Median Gross Rent	\$251	\$178	\$238	\$109	\$142	\$218
Median Monthly Owner Costs						
With a Mortgage	\$407	\$268	\$399	\$275	\$285	\$346
Without a Mortgage	\$251	\$187	\$234	\$160	\$172	\$202

Year Householder Moved Into Unit

Owner-Occupied

1970-1980

1960-1969

1950-1959

1949 or Earlier

Renter-Occupied

1975-1980

1970-1974

1960-1969

1959 or Earlier

Vacant Housing Units

For Sale Only

For Rent

Other Vacants

Boarded Up

City of Boston	Total South Boston	City Point (56)	Columbus Andrew Square (57)	D Street West Broadway, Northern Section (58)	Telegraph Hill (60)
24,747	1,075	354	104	197	420
13,568	493	197	55	96	145
9,369	620	221	59	125	215
11,805	1,120	327	178	186	429
104,929	4,826	1,361	1,207	1,003	1,255
24,734	1,754	340	515	478	421
17,714	1,469	396	428	304	341
11,591	1,250	303	415	262	270
22,847	1,429	281	261	660	227
1,092	19	5	1	8	5
12,828	897	141	214	402	140
8,927	513	135	46	250	82
5,030	276	41	26	203	6

Source: Boston Redevelopment Authority; Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census

Table

STRUCTURAL DATA FOR HOUSING BY NEIGHBORHOOD AREAS,
SOUTH BOSTON AND BOSTON, 1980

	City of Boston	Total South Boston	City Point (56)	Columbus Park Andrew Square (57)	D Street, West Broadway, Northern Section (58)	Telegraph Hill (60)
Year Structure Built						
# Owner-Occupied Units						
1970-1980	59,489	3,328	1,109	396	604	1,219
1960-1969	590	6	0	0	0	6
1950-1959	4,214	19	12	0	0	7
1940-1949	5,311	75	65	0	0	10
1939 or Earlier	4,548	112	30	13	27	42
	44,826	3,116	1,002	383	577	1,154
# Renter-Occupied Units						
1970-1980	158,968	9,299	2,400	2,565	2,047	2,287
1960-1969	15,684	387	64	60	15	248
1950-1959	16,393	335	81	12	124	118
1940-1949	14,013	454	61	88	248	57
1939 or Earlier	19,716	1,799	201	921	431	246
	93,162	6,324	1,993	1,484	1,229	1,618
Stories in Structure						
1 to 3	171,023	13,106	3,609	2,951	3,231	3,315
4 to 6	51,201	702	195	265	70	172
7 or More	19,119	251	10	-	-	241
Units in Structure						
# Owner-Occupied						
1	59,489	3,328	1,109	396	604	1,219
2	29,887	1,471	375	163	327	606
3 & 4	13,447	724	286	77	78	283
5 or More	11,245	992	361	151	175	305
	4,803	141	87	5	24	25
# Renter-Occupied						
1	158,968	9,299	2,400	2,565	2,047	2,287
2	4,707	505	62	223	102	118
3 & 4	20,083	1,042	420	140	163	319
5 or More	46,031	4,298	1,531	483	983	1,301
	86,020	3,454	387	1,719	799	549

	City of Boston	Total South Boston	City Point (56)	Columbus Park Andrew Square (57)	D Street, West Broadway, Northern Section (58)	Telegraph Hill (60)
# Units without Full Plumbing	6,656	351	86	58	144	63
% of Total Units	2.75	2.5	2.2	1.8	4.4	1.7
# Owner-Occupied	952	63	14	14	15	20
# Renter-Occupied	4,407	198	42	44	72	40
# Vacant	1,297	90	30	0	57	3
Rooms per Unit						
1	12,206	127	37	8	49	33
2	20,611	490	170	74	109	137
3	42,865	2,628	518	866	625	619
4	51,271	4,080	964	1,168	1,079	869
5 or More	114,351	6,730	2,134	1,106	1,444	2,042

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U. S. Bureau of the Census. September 1983.

COMPOSITION OF SOUTH BOSTON HOUSEHOLDS:
1970 and 1980

	<u>1980</u>		<u>1970</u>		<u>1970-1980 Percent Change</u>
	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	
All Occupied Households	100.0	12,584	100.0	13,375	- 5.9
Family	57.1	7,182	66.9	8,951	- 19.8
Married couple	33.9	4,271	45.2	6,048	- 29.4
with children under 18	15.4	1,938	24.5	3,273	- 40.8
Other family	23.3	2,911	21.7	2,903	0.3
Male householder	4.2	524	4.0	532	- 1.5
with children under 18	0.9	109	0.7	95	14.7
Female householder	19.0	2,387	17.7	2,371	0.7
with children under 18	10.7	1,345	9.0	1,207	11.4
Non-family	42.9	5,402	33.1	4,424	22.1
One Person	39.7	4,996			
Male Householder	15.7	1,971		1,496	
Female Householder	24.0	3,025		2,934	
65 years or more	16.1	2,029			
Two or More Persons	3.2	406			
Male Householder	1.9	245			
Female Householder	1.3	161			
65 years or more	0.4	48			

SOURCE: U.S. Bureau of the Census, Census of Population and Housing, STF 1, 1980 and First Count, 1970.

NOTE: The 1970 U.S. Census gives information for nonfamily households by sex, but does not separate single persons from two or more person households.

PROFILE OF THE POPULATION AND HOUSING OF
COLUMBIA-SAVIN HILL-COLUMBIA POINT

Columbia-Savin Hill and Columbia Point have been joined together by the Bureau of the Census since Columbia Point is too small an area to be considered a neighborhood by itself. The two areas, however, are strong in contrasts and have few, if any, similarities.

Columbia-Savin Hill is a neighborhood that has been settled for generations and has long been a stable family residential district. In the late 1970s it had a homeownership rate of 75 percent. Nearly half (45 percent) of the stock at that time was in single-family homes and duplexes, and another 44 percent was in triple-deckers. A fair number of these structures needed moderate rehabilitation by 1980. Residents have tended to work in manufacturing (especially) and retail jobs, although in recent years small businesses have had trouble because of the disappearance of local streetcars and the emergence of shopping malls nearby. In addition, the industrial zone near the expressway expanded in territory during the 1970s and encroached on the commercial district.

Columbia Point was developed as public housing in the 1950s and is separated from Columbia-Savin Hill and the rest of the city by the Southeast Expressway, the light industries along Morrissey Boulevard and the old city dump. Residents of the project--all renters, of course--have tended to be poor. Nearly two-thirds of the population was below poverty level in 1970, with high unemployment, 42 percent of families on welfare and 11 percent dependent on social security. The Columbia Point project has deteriorated to the point where less than one-quarter of the apartments are habitable.

In 1980, the population in Columbia-Savin Hill was 11,246, and in Columbia Point, 1,426. The combined total of 12,672 represented a 37 percent decrease, obscuring the loss in the two areas. Columbia-Savin Hill lost 26 percent of its population and 8 percent of its households during the 1970s. For its part, Columbia Point suffered huge losses of 70 percent of its population and 71 percent of its households in that period. The marked decline in the population at the project followed from the deterioration of the buildings, which necessitated relocation. The corresponding city averages were a 12 percent decline in population and a .4 percent increase in the number of households.

Much of the area population was young: 12 percent of Columbia-Savin Hill residents, and 21 percent of Columbia Point residents, were under 10 years of age, and a further 16 percent and 39 percent, respectively, were between 10 and 19. Overall, 11 percent of Boston inhabitants were under 10 and 16 percent were between 10 and 19, matching the Columbia-Savin Hill proportions. Somewhat more than one quarter (28 percent) of Columbia-Savin Hill residents were between the ages of 20 and 34 in 1980, versus 18 percent of those in Columbia Point and 34 percent in the city. Almost identical proportions of inhabitants in the subneighborhoods and in the city belonged to the 34-45 age-cohort in 1980 (9.1 percent, 8.5 percent and 9.4 percent, respectively). In the higher age-categories, Columbia-Savin Hill again paralleled the Boston averages while Columbia Point had ever-smaller percentages of older residents. Median ages in Columbia-Savin Hill and Columbia Point in 1980 were 31 and 16.8 years, respectively, compared to 28.9 citywide.

Fifty-two percent of school children in Columbia-Savin Hill attended elementary grades (vs. 49 percent of those in Columbia Point

and 37 percent of those citywide). Given the median age in Columbia Point in 1980, it comes as no surprise that 42 percent of students there attended high school, compared to 24 percent of students in Columbia-Savin Hill and 19 percent throughout Boston. Among resident adults, 63 percent in Columbia-Savin Hill, and 44 percent in Columbia Point, had completed high school. Ten percent of the adults in the neighborhood and under 2 percent of those in the project had earned a college education. Citywide, that figure was 20 percent in 1980.

Sixty-four percent of the households in Columbia-Savin Hill were families in 1980 (vs. 54 percent in Boston), down from 80 percent in 1970. In Columbia Point, 82 percent of 1980 households were families, compared to 76 percent ten years earlier. The composition of these families changed as well. Fifty-one percent of families in Columbia-Savin Hill included dependent children in 1970 versus 44 percent in 1980. In Columbia Point, the comparable figures were 82 percent and 83 percent, respectively. Boston's rate of families with young children was only 51 percent in 1980. The proportion of families headed by a woman increased during the decade in the subneighborhoods under discussion: from 22 percent to 29 percent in Columbia-Savin Hill and from 58 percent to 74 percent in Columbia Point. Furthermore, half of the families in Columbia-Savin Hill with a single mother included young children, in addition to 84 percent of the families in Columbia Point. For Boston overall, the total in 1980 was 64 percent.

Two-thirds (65 percent) of the eligible population in Columbia-Savin Hill participated in the work force in 1980, compared to 35 percent in Columbia Point and 60 percent citywide. Unemployment in 1980 measured 4 percent in Columbia Point and 5 percent in

Columbia-Savin Hill. Seventeen percent of the labor force in Columbia-Savin Hill held managerial or professional positions, 16 percent worked in service jobs, 26 percent were employed as administrative support and fully 20 percent worked as laborers. For Columbia Point workers, services offered the most employment: 32 percent of them held service positions. One quarter of employed project residents had administrative jobs, another 21 percent were laborers, and 15 percent were craftspeople.

Median incomes in Columbia-Savin Hill and Columbia Point diverged widely in 1980. The median household income of \$14,143 registered in Columbia-Savin Hill far exceeded the Columbia Point figure of \$8,261 (and the Boston average of \$12,530). Family median incomes showed an even larger gap: \$18,009 in Columbia-Savin Hill versus \$9,810 in Columbia Point and \$16,062 citywide. One reason for these incomes was the number of workers per family. Thirteen percent of Columbia-Savin Hill families had no breadwinner, 35 percent relied on one person and 52 percent included two or more earners. In Columbia Point, the corresponding proportions were 44 percent, 19 percent and 37 percent, no doubt because of the high numbers of single mothers. Over three-quarters (77 percent) of Columbia-Savin Hill households had income from earnings in 1979, compared to 44 percent of those in Columbia Point. Twenty-nine percent of the households in Columbia-Savin Hill also received social security payments, as did 23 percent of those living in the project. Although many households at Columbia Point had other sources of income, fully 85 percent of them were on welfare in 1979. A third (32 percent) of Columbia Point families were below poverty in 1980, including 37 percent of families with dependent

children and 49 percent of single women with dependent children.

Twenty-one percent of elderly households in Columbia Point were poor in 1979, compared to 2 percent in Columbia-Savin Hill and 7 percent in Boston. Overall, 16 percent of Columbia-Savin Hill residents, and 29 percent of Columbia Point inhabitants, lived below the poverty line in 1980. A total of 39 percent in Columbia-Savin Hill, and 83 percent in Columbia Point, earned incomes below the 200-percent-of-poverty mark.

Housing in the two subneighborhoods varies as much as the populations do. The inventories in both areas have been primarily rental, especially so in Columbia Point. The inventories also differ in structure size, type and age. In 1980 there were 4,743 dwellings in Columbia-Savin Hill, 28.5 percent of which were owner-occupied, compared to 27 percent citywide. Columbia Point, on the other hand, had 1,366 units at that time, only 1 percent of which were owner-occupied. Eight percent of the stock in Columbia-Savin Hill was vacant in 1980, versus 9 percent in the city overall, and 74 percent in Columbia Point. (The latter reflects the incidence of dilapidation at the housing project.) Over half (54 percent) of the vacant units in Columbia-Savin Hill were rental, as were 90 percent of the Columbia Point vacancies (the citywide average was 56 percent). Both subneighborhoods had lower percentages of dwellings with incomplete plumbing than did Boston in 1980: 2.1 percent in Columbia-Savin Hill, 1.2 percent in Columbia Point, and 2.8 percent in the city. The disparity, especially between the project and city rates, must depend on the relative ages of the stock, for although much of the inventory in Columbia Point is uninhabitable it was built more recently than most of the housing in the city and in Columbia-Savin Hill.

There are discrepancies too in the size of dwellings in the subareas, with Columbia-Savin Hill units being the more spacious (and sheltering smaller households). In both Columbia-Savin Hill and Columbia Point, though, .6 percent of the units contained only one room (vs. the city figure of 5 percent). In the former neighborhood, 2 percent of dwellings were two-room ones, 8 percent had three rooms, 16 percent consisted of four rooms, and 74 percent contained five rooms or more. In Columbia Point, the corresponding percentages for 1980 were 8, 30, 37 and 24, and citywide the rates were 9 percent, 18 percent, 21 percent and 47 percent.

Nearly one-third (31 percent) of Columbia-Savin Hill households in 1980 consisted of a single individual, 30 percent contained two people, and 16 percent had three people. Eleven percent of the households included four individuals and 13 percent were large (5 or more persons). In Columbia Point the order was reversed, with the larger households being more numerous. Seventeen percent were single individuals--mainly elderly--and 12 percent consisted of two people. Three-person households made up 13 percent of the total, and four-person households accounted for 19 percent of it. The large households of five or more people represented 39 percent of the total households in Columbia Point.

Area rents were lower than in Boston in 1980--with a median gross rent in Columbia-Savin Hill of \$245 (vs. \$251 in the city generally) and \$73 in Columbia Point. Median contract rents differed more between Columbia-Savin Hill and Boston than did gross rents--\$148 in the neighborhood, \$191 in the city. The median value of owner-occupied, single-family housing citywide was \$36,000 in 1980, compared to \$22,784 in Columbia-Savin Hill and \$47,500 in Columbia Point.

Ten percent of Columbia-Savin Hill housing in 1980 was in single-family dwellings, and 16 percent was in duplexes. The bulk of the stock, however, could be found in low-rise, multi-family buildings: 60 percent of area units were contained in three- or four-apartment structures, and another 6 percent were in buildings of between five and nine dwellings. Eight percent of the inventory was located in structures with 10 units or more, including several high-rises. Ninety-eight percent of dwellings in Columbia Point were in buildings that contained between 10 and 49 apartments.

Eighty-nine percent of Columbia-Savin Hill housing was erected before 1939, after which year construction dropped off to a low level (about 2 percent of the total area inventory was built in each of the succeeding decades) until the 1970s. Four percent of the 1980 stock was less than 10 years old. In Columbia Point, 83 percent of the dwellings, --i.e., the housing project--were built in the 1950s, 11 percent before 1939 and 2 percent since 1970.

Thirty-four apartments were created out of conversions in Columbia-Savin Hill in 1981. A 114-unit public housing project was also built in that year, and an old school will be transformed into 24 condominiums in 1985. The dilemma of what to do with the Columbia Point project has yet to be resolved.

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PROFILE OF THE POPULATION AND HOUSING OF
FIELDS CORNER EAST

Fields Corner East is a small, mixed residential-industrial community with some ethnic diversity and limited job possibilities. Long a settled family neighborhood of duplexes and triple-deckers, it has been undergoing severe changes in recent years. The MBTA causes considerable noise pollution, and negligent zoning has resulted in industries being located too close to residential areas.

Fields Corner East lost 32 percent of its population and 11.5 percent of its households during the 1970s. In 1980, 95 percent of the population was white, 1.4 percent was black and 4 percent was hispanic. The nonwhite population of 1970 also made up 5 percent of the total, but the subgroups differed in size. In 1970, blacks represented .5 percent of the total, and hispanics 5 percent.

Despite the exodus during the 1970s, 58 percent of the residents had lived at the same address for five years or more. In fact, over one-third of homeowners had bought their dwellings at least thirty years earlier, and 15 percent of tenants had occupied the same apartment for twenty years or more. Tenants do show far greater mobility than owners, as evidenced by the high proportion (71 percent vs. 22 percent among owners) who had lived in the same unit for ten years or less. Sixty percent of Fields Corner East tenants had moved into their 1980 dwelling no more than five years earlier.

Of the 2,111 residents in Fields Corner East, 27 percent were younger than twenty, and 20 percent were in their twenties. Fifteen percent of area inhabitants belonged in the 30-44 age group, 17 percent fell into the 45-59 range, and 21 percent were over sixty. The over-65

cohort increased its share of the total from 12 percent in 1970 to 18 percent in 1980.

The decline in the number of households (a 12 percent drop in ten years) was paradoxically paralleled by a rise in the number of one- and two-person households. Indeed, although 61 percent of Fields Corner East households were families, one-third of the total were single individuals and 29 percent were two-person households, most likely couples.

Fifty-six percent of the adults in Fields Corner East had completed high school, compared to 68 percent citywide. Fields Corner East ranked sixth of the seven Harborpark neighborhoods in educational attainment in 1980. College graduates were not numerous in the area: only six percent of the adults had earned a degree.

The labor force participation rate in Fields Corner East in 1980 came to 53 percent and exceeded only South Boston among the harbor areas. Unemployment in the neighborhood reached 10 percent in 1977 and stayed at that level until 1980 (at the least). A third of those employed were in technical/sales/administrative positions. Twelve percent held managerial posts and 15 percent worked in services. A sizable percentage (27 percent) were craftsmen and laborers. The large industries for neighborhood residents were retail trade, manufacturing and public administration. Close to a quarter of families here (22 percent) had no working member to support them, versus 19 percent citywide. East Boston and South Boston also have comparably high levels of unsupported families.

The largest income group among families was the \$10,000-\$20,000 range, with a total of 40 percent of the population. Twelve percent of

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families earned less than \$5,000 annually, and 26 percent had incomes of less than \$10,000. Nearly a quarter of the families in Fields Corner East had earnings greater than \$25,000; the majority of these ranged between \$25,000 and \$35,000. The neighborhood family median income was only one percent lower than the city family median income (\$15,972 vs. \$16,062).

Unrelated householders were squeezed more tightly: 49 percent earned less than \$5,000, and an additional 32 percent earned between \$5,000 and \$10,000 yearly. The remaining 19 percent of nonfamily households had incomes in the \$10,000-\$25,000 range. Median income for unrelated individuals in 1980 was \$5,194, lower than in the other Harborpark districts and 12 percent lower than the city average.

The poverty rate for Fields Corner East rose to 14 percent for families and 24 percent of families with dependent children under 18 could be classified as poor. Thirty percent of female householders lived below the poverty line in 1980, and 55 percent of these women supported children younger than 18. The poverty rate for elderly families exceeded the citywide average (11 percent vs. 7 percent).

Twenty-seven percent of unrelated individuals in the neighborhood were considered poor in 1980 and, overall, 48 percent of the population did not earn more than 200 percent of poverty-level salaries. This was the second highest poverty rate in Harborpark, behind South Boston.

Housing in Fields Corner East ranges in quality from sound and well-maintained to very poor and deviates from the city norm in tenure, size and nature. The stock is predominantly duplexes and triple-deckers and tends to be older than the city average. Within Harborpark,

however, the owner-occupied inventory of Fields Corner East is newer overall, and the rental stock older, than elsewhere along the waterfront. Fields Corner East ranks second among harbor neighborhoods in the proportion of dwellings consisting of five rooms or more.

Fields Corner East lost 21 percent of its housing stock during the 1970s, and only 927 units remained in 1980. Of these, 36 percent were owner-occupied. Virtually all of the dwellings demolished--or converted--were rental, as there were only nine fewer owner-occupied units in 1980 than 1970. In 1980, 40.5 percent of occupied units were owner-occupied, up from 32.4 percent in 1970. Both tenants and owners in 1980 were predominantly white (97 percent and 96 percent, respectively).

Eleven percent of the inventory was vacant in 1980, 60 percent available for lease, and 19 percent boarded up. No units were for sale in 1980, and 11 percent of the rental inventory was vacant and available.

Most (82 percent) of the 1980 owner-occupied stock in Fields Corner East was constructed by 1939. Construction efforts slumped after 1940 and only a handful of homes were built in succeeding decades (8 percent during the 1940s, 4 percent during the 1950s and 7 percent in the 1960s). No new owner-occupied dwellings went up between 1970 and 1980.

Over three-quarters (78 percent) of rental structures were built before 1940, and 16 percent was added to the inventory during the 1940s. Rental construction slowed steadily after that--16 units during the 1950s, none in the 1960s and 8 since 1970. Thirty dwellings are expected to be completed in 1985, although it is unclear as yet whether they will be owner or rental housing.

Over half (56 percent) of the owner-occupied units in Fields Corner East are single-family houses, 23 percent are duplexes, and 20 percent are three- or four-family buildings. Rental units, on the other hand, are concentrated in three- or four-unit structures (62 percent) and duplexes (30 percent).

PROFILE OF THE POPULATION AND HOUSING OF
NEPONSET AND PORT NORFOLK

Neponset and Port Norfolk are residential areas with high concentrations of caucasian residents and families. Despite these similarities, they differ in key respects. During the 1970s, Port Norfolk had a larger proportion of adolescents in their late teens than did Neponset (10 percent vs. 8 percent) and a far lower percentage of aged than Neponset (6 percent vs. 15 percent). Neponset has also been a well-maintained area of single-family homes inhabited by people who are committed to their neighborhood. Port Norfolk, which is far smaller than Neponset in terms of area and population, is located on a jutting piece of land between Neponset and Squantum Island. An industrial zone along the waterfront surrounds the residential area and reduces the desirability of the neighborhood. Housing conditions there during the 1970s were fair, with some abandonment.

In 1980, the combined neighborhood of Neponset and Port Norfolk was stable, with a slight increase in the number of households, as well as high educational attainment and labor force participation. Poverty rates in the area were low for Harborpark, although unemployment was high. Family median incomes were higher in Neponset-Port Norfolk than elsewhere along the harbor.

Neponset-Port Norfolk had the highest level of resident stability among the seven harbor neighborhoods in 1980: 72 percent of its inhabitants had lived at the same address for at least five years. Although the population declined by 12.5 percent in the 1970s, the number of households climbed 1.7 percent during that period. Ninety-nine percent of the population of 8,317 in 1980 was caucasian (.7

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percent was black, .4 percent was hispanic). Nearly three-quarters of Neponset-Port Norfolk households (73 percent) were families. In fact, 45 percent of area households consisted of three members or more. A quarter of residents lived alone, a lower proportion than in any other harbor area or the citywide average (37 percent).

The population was fairly polarized, in terms of age, between children and adolescents on one hand and elderly on the other. Twenty-eight percent of residents were under 19, and 22 percent were over 60. The least representation was for the 30-34 and 55-59 age groups with 5.9 percent and 5.7 percent respectively. Only 18 percent of neighborhood residents were adults between the ages of 35 and 54. The median age in Neponset-Port Norfolk was 32.5, compared to 28.9 citywide.

Half of the children enrolled in school attended elementary school, nearly a quarter were in high school and 23 percent attended college. Neponset and Port Norfolk had the highest proportion of high school graduates (68.7 percent of adults aged 25 and more) of any harbor neighborhood, a proportion which slightly exceeds the Boston average of 68.4 percent. Just under 10 percent of neighborhood adults had earned college degrees, far less than the overall city figure of 20 percent. Of the 2,829 households in Neponset-Port Norfolk, 73 percent were families and, of those, 21 percent were headed by a woman.

The labor force was made up of 62 percent of the eligible residents, and the 1980 employment rate was 93 percent. Of those working, 18 percent held managerial and professional jobs, 39 percent had technical, sales or administrative jobs, and 26 percent could be classified as blue-collar workers. Retail trade, manufacturing and

public administration were the three major employers in the neighborhood in 1980. Periods of unemployment in Neponset-Port Norfolk at that time were slightly shorter than in Boston as a whole. More than half (54 percent) of area families contained two or more workers, and another 30 percent had one worker. No other harbor neighborhood had such a high proportion of two-worker families, and the city average was only 49 percent in 1980.

Thirty percent of families here had yearly incomes in the \$10,000-20,000 range. Nineteen percent of families in the neighborhood earned less than \$10,000, and another 19 percent earned between \$20,000 and \$25,000. A sizable percentage (21 percent) of family households fell in the \$25,000-35,000 income range, and 12 percent had annual earnings in excess of \$35,000. The median family income in Neponset-Port Norfolk in 1980 was \$20,343, which represents a 21 percent increase over the city average.

Sixty-four percent of unrelated households earned less than \$10,000 per year, and 17 percent earned between \$10,000 and \$15,000, and between \$15,000 and \$25,000, respectively. The 1980 poverty rate for families was the lowest for any of the harbor neighborhoods (8.7 percent), and the rate for unrelated households was 16.9 percent, just slightly higher than in the North End.

Neponset-Port Norfolk had one of the lowest concentrations of welfare recipients along the harbor (the North End being the other, both with 8 percent). Twenty-eight percent of neighborhood households received social security in 1980 (vs. 21 percent citywide), second only to Fields Corner East with 29 percent.

Forty-seven percent of the families in the neighborhood included children under 18, and 46 percent of female-headed families did so, too. Slightly under 9 percent of Neponset families fell below poverty level, including 13 percent of families with children younger than 18, and 43 percent of the female-headed families that included dependent children. Overall, 22 percent of female householders were poor in 1980. The percentage of aged families in poverty fell a little below the city rate. In contrast to the city average of 27 percent of unrelated individuals in poverty, Neponset-Port Norfolk had a poverty rate of 17 percent. Overall, slightly under 10 percent of neighborhood residents were poor in 1980, compared to 20 percent citywide. Thirty percent of the inhabitants of Neponset-Port Norfolk fell below the 200-percent-of-poverty level in 1980, compared to 34 percent in the North End, 40 percent in Charlestown, and 44 percent in Boston.

The Neponset-Port Norfolk housing stock consists mainly of single-family and duplex dwellings, with a sizable category of three- and four-unit buildings. The inventory, partly because of its age and ownership status, is spacious. It also tends to be in good condition in Neponset, but in need of repairs in Port Norfolk. The combination of a 2 percent increase in the number of households and an increase in the number of dwelling units of only .5 percent may have been responsible for the low vacancy rate here in 1980.

The inventory in Neponset-Port Norfolk expanded .5 percent during the 1970s, thanks to the construction of 40 apartments. No new owner-occupied units were added to the stock in the 1970s, but this sector made up 46 percent of the total inventory, and 44 percent of the occupied stock, in 1980. Over half (54 percent) of the housing units

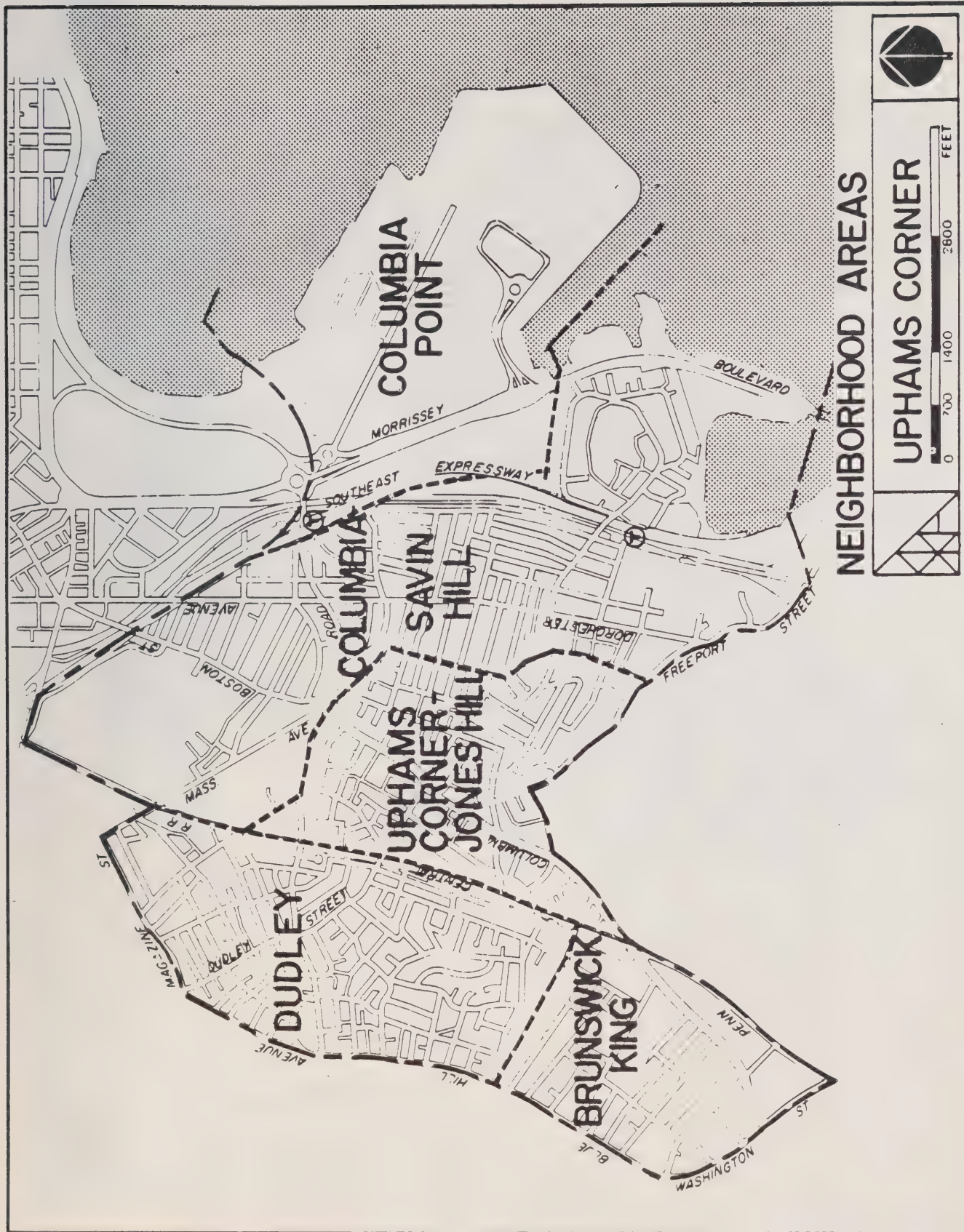
were rental property and 4 percent of the inventory was vacant. None of these vacant structures were for sale in 1980, but 62 percent of them were available for rent. Only one building was boarded up and less than one percent of the housing in Neponset-Port Norfolk lacked complete plumbing. Perhaps because of the generally good condition of housing in this area, because 38 percent of vacant housing is not available to rent, and because the household population has grown, the rental vacancy rate in the neighborhood is 4.4 percent. While this is nearly double the Boston rate, it is far lower than elsewhere in Harborpark.

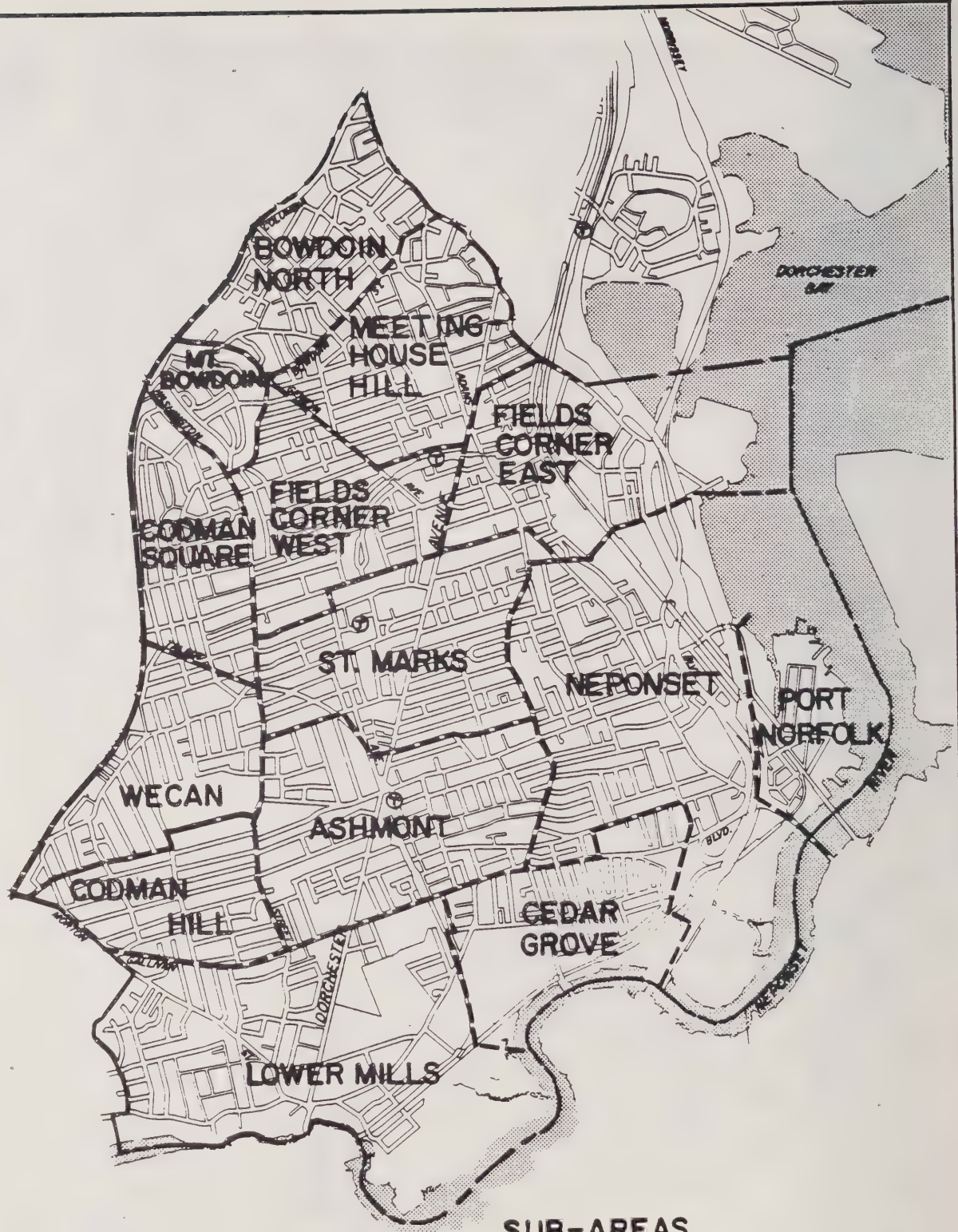
Median contract rents in Neponset-Port Norfolk in 1980 were nearly as high as citywide, and only \$2 less than in the North End. The monthly gross rent here exceeded the city average by more than \$30. Median house values, however, were lower in Neponset-Port Norfolk than in Boston, Charlestown or the North End.

One-third of owners moved into their homes during the 1970s, compared to 42 percent of Boston owners. As of 1980, nearly identical proportions of owners in Neponset-Port Norfolk and Boston had lived in the same house since at least 1949 (22 percent vs. 20 percent). Among renters, 53 percent of Neponset tenants had lived at their 1980 addresses no more than five years, and 11 percent had been in residence since 1959 or earlier. For Boston overall, the comparable figures in 1980 were 66 percent and 7 percent, respectively.

More than half (56 percent) of owner-occupied housing was found in single-family houses, and another 30 percent in duplexes. Most renters lived in duplexes (34 percent) and in three- or four-apartment buildings. Only 1.5 percent of the housing in Neponset-Port Norfolk consisted of fewer than three rooms and 81 percent contained five rooms

or more. The size of most Neponset-Port Norfolk dwellings is not surprising, given their age. Eighty-five percent of owner-occupied housing in the neighborhood was built by 1939 and while this is a lower proportion than in any harbor community other than Fields Corner East, it is still higher than the city average. Construction slowed steadily here between 1940 and 1970, when it stopped. Rental housing in this part of Dorchester tells a different story. Three-quarters of rental units existed by 1939, which puts Neponset-Port Norfolk in the middle of the range of harbor areas. The comparable city rate in 1980 was 59 percent. Rental construction has fluctuated since 1940, with the lowest level of effort being during the 1970-80 decade. Seventy-three apartments were completed in 1981. In keeping with their age, 95 percent of the residential structures in Neponset-Port Norfolk were under four stories high, and the remainder were four to six stories tall.





SUB-AREAS



DORCHESTER

POPULATION DATA BY NEIGHBORHOOD AREAS,
COLUMBIA/SAVIN HILL/COLUMBIA POINT, FIELDS CORNER EAST, NEPONSET/PORT NORFOLK AND BOSTON, 1980

	City of Boston	Columbia/ Savin Hill/ Columbia Pt. (8)	Fields Corner East (15)	Neponset/ Port Norfolk (18)
Total Persons	562,994	12,680	2,111	8,317
Race & Spanish Origin				
White	393,937	10,894	2,002	8,203
Black	126,229	1,221	30	56
Percent of Total	22.4	9.6	1.4	0.7
American Indian, Eskimo, Aleut	1,302	33	5	3
Asian & Pacific Islander	15,150	95	11	22
Other	26,376	437	63	33
Spanish Origin	36,068	687	87	30
Percent of Total	6.4	5.4	4.1	0.4
Age				
0-9 Yrs.	59,728	1,641	241	921
10-19	91,510	2,340	323	1,377
20-29	144,157	2,575	424	1,618
30-34	44,339	805	124	492
35-44	53,039	1,136	198	705
45-59	74,859	1,969	353	1,346
60-74	64,019	1,643	337	1,230
75+	31,343	571	114	628
Median Age	28.9	29.1	32.7	32.5
School Enrollment				
Persons 3 Years Old & Over	173,439	3,532	429	2,281
Enrolled in School				
Percent in				
Nursery School	2.4	2.5	5.1	3.2
Kindergarten & Elementary (1-8)	36.8	51.9	55.2	50.5
High School (1-4)	18.7	27.6	25.4	23.5
College	42.1	18.1	14.2	22.8
Persons 25 Years & Older				
Percent High School Graduates	68.4	62.4	55.9	68.7
Percent College Graduates	20.3	8.8	6.1	9.6

City of Boston	Columbia/ Savin Hill/ Columbia Pt. (8)	Fields Corner East (15)	Neponset/ Port Norfolk (18)
Number of Households	218,457	829	2,829
Number of Families	117,832	509	2,054
Families as a Percent of All Households	53.9	61.4	72.6
Female Householder, No Husband Present	35,018	145	441
Persons in Households			
1 Person	80,306	277	701
2 Persons	63,041	242	852
3 Persons	30,334	127	480
4 Persons	20,394	91	345
5 or More Persons	24,382	92	451
Persons 5 Years & Over	532,569	1,971	7,965
Percent Living in Same House in 1975 and 1980	52.9	62.8	72.0

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of Census.

LABOR FORCE DATA BY NEIGHBORHOOD AREAS,
COLUMBIA/SAVIN HILL/COLUMBIA POINT, FIELDS CORNER EAST, NEPONSET/PORT NORFOLK AND BOSTON, 1980

	City of Boston	Columbia/ Savin Hill/ Columbia Pt. (8)	Fields Corner East (15)	Neponset/ Port Norfolk (18)
Labor Force				
Percent of Persons 16 Yrs. & Over	60.0	60.4	53.3	61.6
Unemployed				
Percent of Civilian Labor Force	6.1	5.3	9.9	6.7
Occupation				
Employed Persons 16 Yrs. & Over	256,047	5,567	815	3,744
Managerial/Professional	66,660	887	106	674
Executive, Admin., Managerial	25,238	373	44	266
Professional	41,422	514	62	408
Technical, Sales, Admin. Support	87,796	1,907	315	1,464
Technicians	10,557	110	35	101
Sales	18,788	367	60	270
Admin. Support, including Clerical	58,451	1,430	220	1,093
Services	47,109	968	133	635
Farming, Fishing, Forestry	927	7	11	6
Precision Production, Craft, Repair	19,772	666	148	507
Operators, Fabricators, Laborers	33,783	1,132	102	458
Machine Operators, Assemblers	17,320	529	34	133
Transportation	7,505	206	33	178
Handlers, Helpers, Laborers	8,958	397	35	147
Industry				
Agriculture, Fisheries, Forestry	658	0	0	6
Construction	8,132	235	59	274
Manufacturing	36,521	1,098	105	565
Transportation	12,130	399	71	147
Communication, Public Utilities	6,552	196	50	166
Wholesale Trade	7,096	185	11	116
Retail Trade	36,041	773	190	598
Finance, Insurance, Real Estate	23,079	544	39	442
Business & Repair Services	13,404	234	27	115
Entertainment, Recreation, Personal	10,696	169	46	81
Health Services	35,075	550	56	319
Educational Services	27,989	525	45	280
Public Administration	20,825	453	77	524

	City of Boston	Columbia/ Savin Hill/ Columbia Pt. (8)	Fields Corner East (15)	Neponset/ Port Norfolk (18)
Mean Weeks Unemployment (Males)	15.2	17.1	21.4	14.7
Mean Weeks Unemployment (Females)	11.5	17.2	16.2	10.8
Number of Families	117,832	3,079	509	2,054
No Workers (in %)	19.1	15.0	22.0	16.2
1 Worker (in %)	31.8	34.2	32.2	29.5
2+ Workers (in %)	49.2	50.8	45.8	54.3

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U. S. Bureau of the Census.

INCOME DATA BY NEIGHBORHOOD AREAS,
COLUMBIA/SAVIN HILL/COLUMBIA POINT, FIELDS CORNER EAST, NEPONSET/PORT NORFOLK AND BOSTON, 1980

	City of Boston	Columbia/ Savin Hill/ Columbia Pt. (8)	Fields Corner East (15)	Neponset/ Port Norfolk (18)
1979 Median Income of Families	\$16,062	\$17,090	\$15,972	\$20,343
1979 Median Income of Unrelated Individuals	\$5,877	\$6,025	\$5,194	\$7,051
Household Income Type in 1979				
# with Earnings	164,920	3,522	553	2,165
# with Social Security	53,113	1,336	300	922
# with Public Assistance	33,793	1,001	184	255
Poverty Status in 1979				
All Income Levels				
Families	117,832	3,079	509	2,054
With Children 18 Yrs. or Less	59,561	1,543	236	957
Female Householder	35,018	972	145	441
With Children 18 Yrs. or Less	22,380	597	64	204
Householder 65 Yrs. or More	20,066	561	145	425
1979 Income below Poverty Level				
Families	19,680	459	73	178
% below Poverty Level	16.7	14.9	14.3	8.7
With Children 18 Yrs. or Less	15,975	394	57	129
Female Householder	12,985	323	43	99
With Children 18 Yrs. or Less	11,806	309	35	87
Householder 65 Yrs. or More	1,476	31	16	30
Unrelated Individuals	37,725	446	112	165
% below Poverty Level	26.5	21.3	27.4	16.9
Percent of Persons below Poverty Level	20.2	16.9	18.1	9.5

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

HOUSING DATA BY NEIGHBORHOOD AREAS,
COLUMBIA/SAVIN HILL/COLUMBIA POINT, FIELDS CORNER EAST, NEPONSET/PORT NORFOLK AND BOSTON, 1980

	City of Boston	Columbia/ Savin Hill/ Columbia Pt. (8)	Fields Corner East (15)	Neponset/ Port Norfolk (18)
Year-Round Housing Units	241,304	6,093	927	2,945
Owner-Occupied Housing Units	59,504	1,347	336	1,247
Percent of Occupied Units	27.2	28.8	40.5	44.1
White	48,702	1,321	322	1,238
Black	8,845	5	3	0
Asian	879	5	0	4
Hispanic	1,351	15	11	4
Renter-Occupied Housing Units	158,953	3,336	493	1,582
Percent of Occupied Units	72.8	71.2	59.5	55.9
White	112,952	2,911	477	1,562
Black	35,023	295	5	12
Asian	3,858	18	0	3
Hispanic	9,427	168	13	3
Median Value of Single-Family, Owner-Occupied Housing Units	\$36,000	\$23,300	\$24,000	\$30,400
Median Single-Family, Monthly Owner Costs				
With a Mortgage	\$407	\$384	\$374	\$389
Without a Mortgage	\$251	\$212	\$183	\$243
Median Gross Rent	\$251	\$236	\$257	\$284
Median Contract Rent	\$191	\$141	\$149	\$185
Year Householder Moved Into Unit				
Owner-Occupied				
1970-1980	24,747	404	86	395
1960-1969	13,568	367	95	303
1950-1959	9,369	211	66	228
1949 or Earlier	11,805	392	138	256

	City of Boston	Columbia/ Savin Hill/ Columbia Pt. (8)	Fields Corner East (15)	Neponset/ Port Norfolk (18)
Renter-Occupied				
1975-1980	104,929	1,863	251	879
1970-1974	24,734	599	45	340
1960-1969	17,714	447	58	273
1959 or Earlier	11,591	383	62	180
Vacant Housing Units				
For Sale Only	22,847	1,410	98	116
For Rent	1,092	17	0	0
Other Vacant	12,828	1,130	59	72
Boarded Up	8,927	263	39	44
	5,030	845	19	1

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

STRUCTURAL DATA FOR HOUSING BY NEIGHBORHOOD AREAS,
COLUMBIA/SAVIN HILL/COLUMBIA POINT, FIELDS CORNER EAST, NEPONSET/PORT NORFOLK AND BOSTON, 1980

Year Structure Built		City of Boston	Columbia/ Savin Hill/ Columbia Pt. (8)	Fields Corner East (15)	Neponset/ Port Norfolk (18)
# Owner-Occupied Units					
1970-1980		59,489	1,374	385	1,182
1960-1969		590	0	0	0
1950-1959		4,214	18	25	42
1940-1949		5,311	28	14	63
1939 or Earlier		4,548	0	30	72
		44,826	1,328	316	1,005
# Renter-Occupied Units					
1970-1980		158,968	3,292	416	1,672
1960-1969		15,684	164	8	40
1950-1959		16,393	90	0	118
1940-1949		14,013	342	16	91
1939 or Earlier		19,716	127	67	154
		93,162	2,569	325	1,269
Stories in Structure					
1 to 3		171,023	5,144	901	2,824
4 to 6		51,201	142	0	149
7 or More		19,119	796	0	0
Units in Structure					
# Owner-Occupied					
1		59,489	1,374	385	1,182
2		29,887	444	217	661
3 & 4		13,447	362	89	359
5 or More		11,245	526	75	153
		4,803	42	4	9
# Renter-Occupied					
1		158,968	3,292	416	1,672
2		4,707	27	10	47
3 & 4		20,083	364	124	566
5 or More		46,031	2,057	259	758
		86,020	844	23	301

# Units without Full Plumbing % of Total Units # Owner-Occupied # Renter-Occupied # Vacant	City of Boston	Columbia/ Savin Hill/ Columbia Pt. (8)	Fields Corner East (15)	Neponset/ Port Norfolk (18)
	6,656	120	14	20
	2.75	1.9	1.5	.7
	952	22	5	7
	4,407	76	6	9
	1,297	22	3	4
Rooms per Unit				
1	12,206	37	5	12
2	20,611	217	19	35
3	42,865	769	68	147
4	51,271	1,242	195	364
5 or More	114,351	3,828	640	2,387

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

